



## Radish Cafe

Rutland Village, Ashwell, Oakham, LE15 7QN

**Popular Rutland Garden Centre  
café/restaurant TO LET - Great  
business and expansion opportunity.**

**2,500 sq ft**  
(232.26 sq m)

- £35,000 premium for Goodwill and equipment
- £40,000 rental per annum
- Rutland Village location
- A new 5-year lease to be granted
- Ready to continue trading immediately
- 3 Miles from Oakham Town Centre
- Served well by locals



# Radish Cafe, Rutland Village, Ashwell, Oakham, LE15 7QN

## Summary

<b>Available Size</b>	2,500 sq ft
<b>Rent</b>	£40,000 per annum
<b>Business Rates</b>	TBC
<b>Service Charge</b>	£1,500 per annum
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (53)

## Description

Radish Café is currently being operated by the freehold owners and due to other commitments they are keen to find the right operator to take the business to the next stage.

## Location

Rutland Village is approximately 3 miles outside Oakham with excellent road links via the A606 to the A1 and to the M1 Junction 21 at Leicester approximately 25 miles away. The Village comprises a range of service and Retail units set around a children's' play park and adjoins Ashwell Garden Centre that attracts a high volume of visitors throughout the year. The population of Oakham (10,920 according to the 2011 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

## Accommodation

The accommodation comprises the following areas: Open plan restaurant area with main servery counter - 75+ covers. Further dining space - 20 covers. Ladies and gents w/c's Large kitchen split into separate working areas - main kitchen, prep room, store room, pot wash area. Car parking for less able customers is in the front of the café, with additional parking in the main car park. To the front is a courtyard which is demised to the café for outdoor seating and dining.

Name	sq ft	sq m	Availability
Building - Café business	2,500	232.26	Available
<b>Total</b>	<b>2,500</b>	<b>232.26</b>	

## Viewings

Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

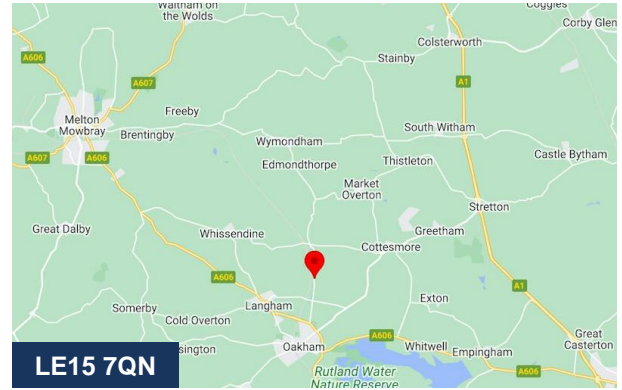
The unit is offered for let on a new 5 year lease with a 3 year break clause considered. The leases will be on fully repairing and insuring terms. The passing rent is £40,000 per annum with a £1,500 a year service charge towards the upkeep of the common parts. Landlords insurance will be re-charged in addition. A 3 months rent deposit will be required.

A premium of £35,000 will be payable for the business and the fixtures and fittings.

## Tools and licensing

The Staff will transfer with the business. Full details available on request.

The property benefits from a premises licence.



## Viewing & Further Information



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