



## Cini Restaurant

26 High Street, Enderby, Leicester, LE19 4AG

### To Let - Cini Restaurant

**£37,500 per annum +vat**

- Car parking and patio area
- 4500 Sq. ft Restaurant
- Lease premium to include fixtures and fittings £25,000
- £35,500 per annum plus Vat and insurance
- Located in the popular Village of Enderby.
- Offers invited in the Region of £1m for the Freehold of 26 High Street

# Cini Restaurant, 26 High Street, Enderby, Leicester, LE19 4AG

## Summary

<b>Rent</b>	£37,500 per annum Plus Building insurance
<b>Rateable Value</b>	£27,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Accommodation

The accommodation comprises the following areas: Main entrance from the car park, in to the open planned L-shaped split level restaurant area, with bar serving counter and access to ladies and gents w/c's. With main kitchen with viewing windows. Basement cellar. The first floor offers 8 well appointed en suite letting bedrooms 1 staff room for over night accommodation. Managers office and staff room.

Name	sq ft	sq m	Availability
Building - Cini Restaurant	2,570	238.76	Available
<b>Total</b>	<b>2,570</b>	<b>238.76</b>	

## Description

The main building is a 2 storey brick built property under a pitched tiled roof. The rear of the building has been extended and offers a well kept flat roof area.

The property has traded for over 20 years as a popular Italian, fine dining restaurant, and due to the owners looking to retire have decided to offer the building for let. All uses will be considered for the building. The trade fixtures and fittings can be purchased if required.

## Location

Located in the Heart of the popular Village of Enderby, Close to junction 21 of the M1 Motorway. Enderby is situated just down from the Popular shopping area of Fosse Park, and offers great arterial access to major road Networks, to include the M1, A46, and M69.

Enderby is approximately 6 miles South West of Leicester City Centre.

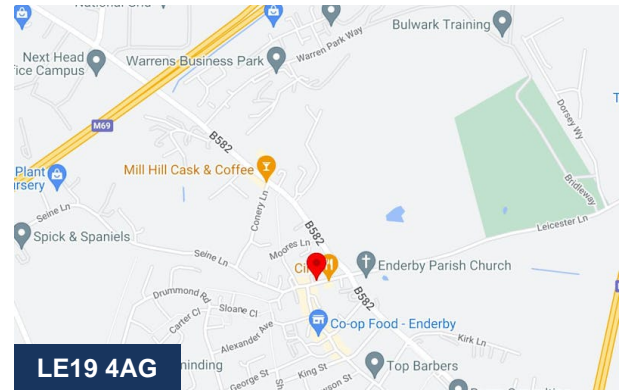
## Terms

Offered to let on new lease terms - with lease lengths expected to be 10 years, on fully repairing and insuring terms (FRI) at an initial passing rent of £75,000 per annum (plus VAT tbc). Rental deposit equivalent to 3 months rent will be required. Buildings insurance will be re-charged at cost. Tenants will be responsible for utilities including rates.

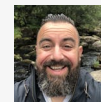
The Vendor would consider selling the freehold with offers in the region of £1m invited.

## Viewings

Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com



## Viewing & Further Information



**Ben Freckingham**

01664 431330 | 07949 836526

ben@pandfcommercial.com