



Cini Restaurant

26 High Street, Enderby, Leicester, LE19 4AG

All enquiries welcome Leasehold or Freehold - any uses STPP

4,500 sq ft
(418.06 sq m)

- 8 Double en suite letting rooms
- Car parking and patio area
- 4500 Sq. ft Restaurant and letting room accommodation
- Fixtures and fittings available by separate negotiation
- £75,000 per annum plus Vat and insurance
- Located in the popular Village of Enderby.
- Offers invited in the Region of £1m for the Freehold

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Summary

Available Size	4,500 sq ft
Rent	£75,000.00 per annum Plus Building insurance
Rateable Value	£27,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	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 - Restaurant plus 8 Letting rooms	4,500	418.06	Available
Total	4,500	418.06	

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.

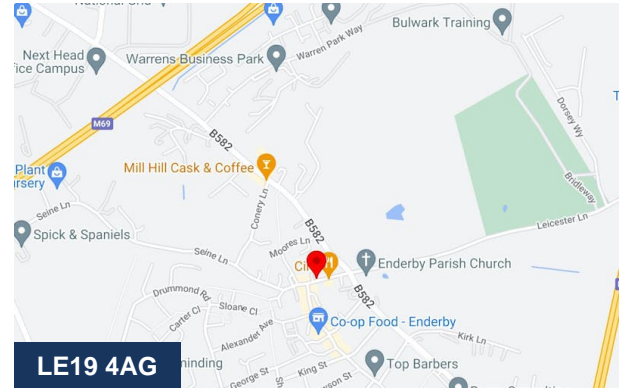
Terms

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.

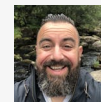
The Vendor would consider selling the freehold with offers in the region of £1m invited.

Viewings

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



Viewing & Further Information



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