



## 8 En Suite Letting bedrooms to let

26 High Street, Enderby, Leicester, LE19 4AG

**Self contained first floor  
accommodation - Leasehold**

**£25,000 per annum +vat**

- 8 Self contained double en suite letting rooms
- £25,000 per annum plus Vat and insurance
- £20k premium to include fixtures and fittings
- Car parking
- 1971 Sq. ft letting room accommodation
- Located in the popular Village of Enderby.

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## Summary

<b>Rent</b>	£25,000 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

Great opportunity to lease 8 letting bedrooms in the Village of Enderby, close the Fosse Park and the M1 at J21. Easy to run and manage - would make a great side business for a local entrepreneur.

Name	sq ft	sq m	Availability
Building - 8 Letting rooms	1,971	183.11	Available
<b>Total</b>	<b>1,971</b>	<b>183.11</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.

The 8 letting rooms are now being let as a separate entity. The fixtures and fittings can be purchased in addition to the rent.

## 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.

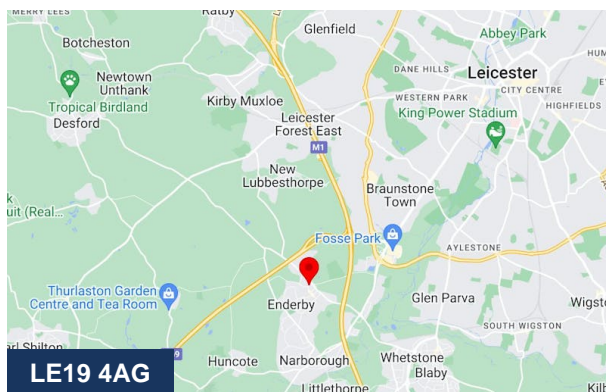
## Terms

Offered to let on new 10 year fully repairing and insuring terms (FRI) at an initial passing rent of £25,000 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.

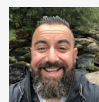
To acquire the lease a premium of £20,000 is applicable to include beds and furniture

## 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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