



Rutland Cookery School

Unit 16C, Oakham Enterprise Park, Oakham, LE15 7TU

**Profitable cookery school for sale
leasehold**

**£60,000 to include good will and
inventory**

Annual Rent £7,500 + VAT

764 sq ft
(70.98 sq m)

- Purpose Built Air Conditioned Kitchen catering for 9 attendees all cooking at their own workstation
- Well Established profitable business
- Capacity to dramatically increase turnover by adding additional courses
- Perfect for a chef looking for a new venture to suit a lifestyle
- Vendor finance available

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Summary

Available Size	764 sq ft
Passing Rent	£7,500 per annum
Premium	£60,000
Rateable Value	£5,500
VAT	Applicable on the Rent and Estate Charge but not on the Premium
Legal Fees	Each party to bear their own costs
Estate Charge	£798 per annum Paid Monthly with the Rent
EPC Rating	D (91)

Description

Modular building constructed and placed around 8 years ago when the cookery school was first established. Open plan Kitchen/classroom set up with store room and accessible w/c to the rear of the unit. There is ample parking on site.

Location

Oakham Enterprise Park 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 population of Rutland (41,500 according to the 2022 census) is growing and being the County Town of Rutland, Oakham is expanding and the nearby Rutland Water Reservoir attracts thousands of visitors annually.

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered sale as a going concern with the remainder of a 10 year lease until the end of 2026. The current passing rent is £7,500 per annum plus VAT, Estate Charge and insurances. It may be possible to negotiate a new lease on longer terms if preferred. Direct supply for electricity and water supply is recharged by the landlord - there is no mains gas on site.

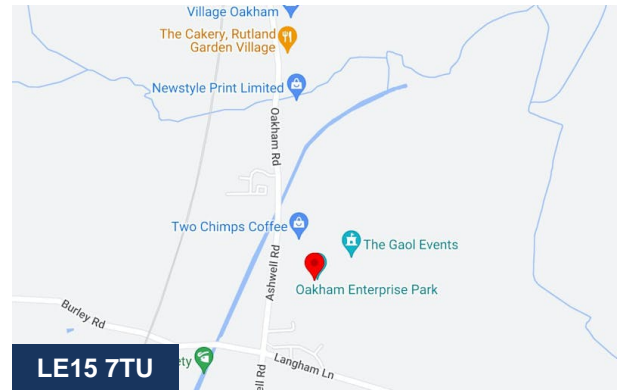
The Business

Business turnover for 2023 is £76,755 - which was managed lower from the prior year from £126,328. The decision was made to reduce the turnover to suit the current owners lifestyle needs and bring it under the VAT threshold. However, the demand remains to offer cookery classes to exceed the 2022 turnover for the right operator with fresh energy. The current owners usually hold 2 classes per week but previously ran more.

Would suit a chef wishing to take a new venture on more sociable terms or wishing to get into a training environment.

Vendor finance available

Interested parties could benefit from a stage payment plan for the goodwill if required. 50% of the price would be payable on completion with the remainder payable in instalments over a 2 year period. Terms to be agreed.



Viewing & Further Information

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