

# CAFE PREMISES TO LET

Bosworth Battlefield Heritage Centre & Country Park, Ambion Lane, Sutton Cheney, CV13 0AD

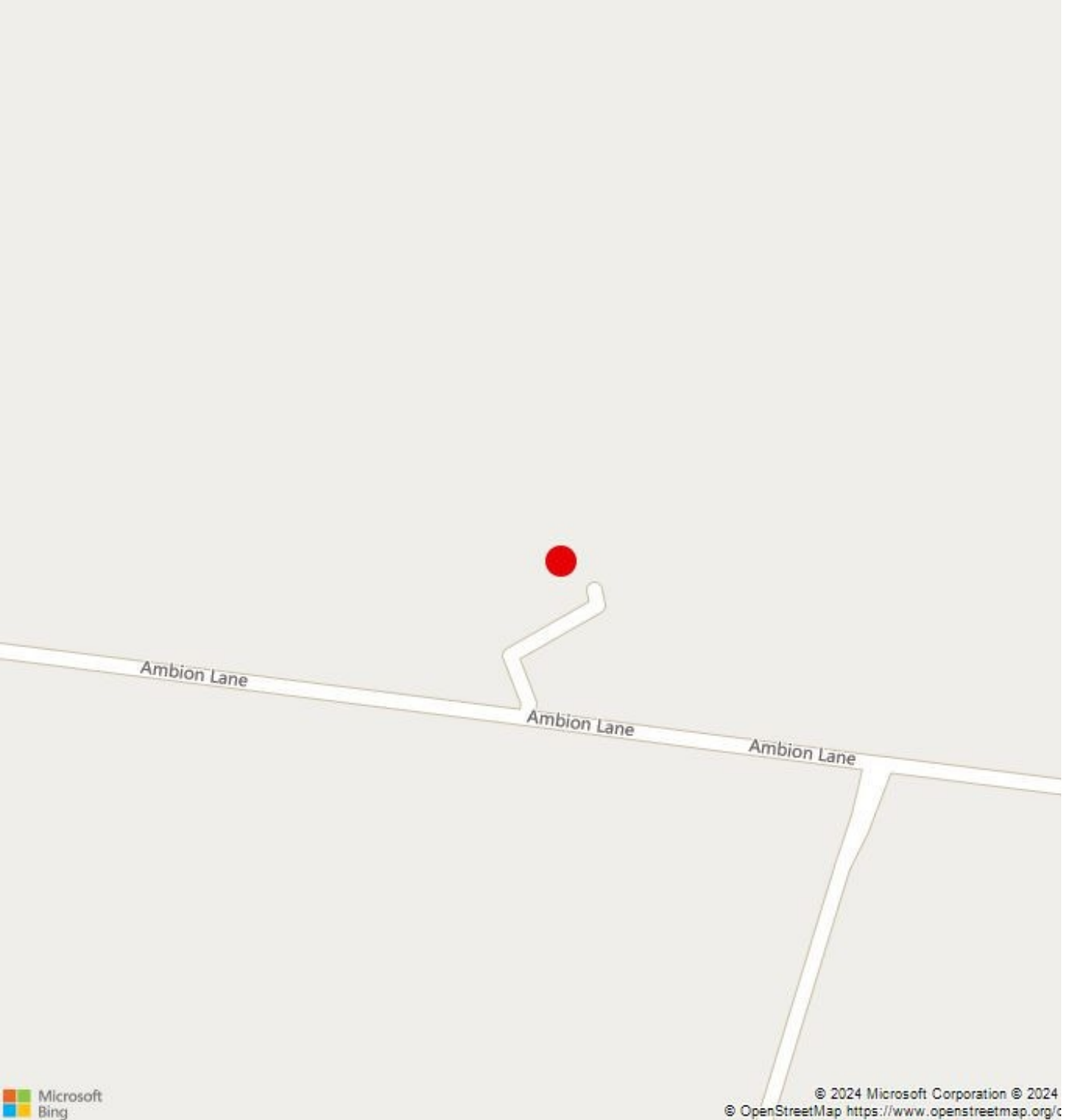


2,352 Sq Ft (218.5 Sq M)

Rent on Application

- Established cafe premises
- Fully fitted commercial kitchen
- Within Country Park and visitor centre
- Approximately 72 covers





### LOCATION

The 1485 Tithe Barn Café is situated within the Bosworth Battlefield Heritage Centre.

The Heritage Centre is located in the village of Sutton Cheney in the borough of Hinckley and Bosworth in Leicestershire close to the border with Warwickshire.

### DESCRIPTION

The 1485 Tithe Barn café comprises an attractive property of timber frame construction under a pitched slate roof designed in keeping with the Heritage Centre.

Internally, the property comprises an attractive open plan seating area with exposed beams providing approximately 72 covers.

To the rear of the seating area is the kitchen and store rooms with a fully fitted kitchen, staff w/c's and cold stores.

Externally, the property benefits from a large outdoor seating area.

Over the past 3 years the Battlefield site has had an average of 50,000 visitors.



## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Seating area	1,685	156.54
Kitchen/stores	789	73.3
<b>Total</b>	<b>2,352</b>	<b>218.5</b>

All areas are quoted in accordance with the RICS Code of Measuring Practice.

## CURRENT RATING ASSESSMENT

The current Rating Assessment is to be confirmed.

## SERVICES

We understand that the property benefits from mains gas, electricity and water. Drainage is to a private system.

## EPC

The property has an Energy Rating of C.  
The EPC will be valid until 08 December 2034.

## TENURE

The property will be let by way of an Effective FRI lease for a term of years to be agreed. There will be a service charge payable in respect of the upkeep and maintenance of the exterior and common parts. The lease will be contracted outside of the Landlord and Tenant Act 1954.

## RENT

Rent on Application. It is proposed that the property will be made available by way of a Turnover Rent structure. Please contact the agent for more information.

The turnover figures for the past 3 financial years is as follows:-

2021/22	£132,744
2022/23	£209,000
2023/24	£220,524

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party will bear their own legal costs associated with this transaction.

## POSSESSION

The property is available immediately upon completion of legal formalities. The property can be taken 'as seen' with landlords fixtures and fittings excluding the till, card machine and coffee machine.

## PLANNING

We understand that the property has planning consent for a catering venue, which forms part of a wider mixed use application.

The property benefits from a Premises Licence for the sale of alcohol.



## VIEWING

Please get in touch to arrange a viewing.



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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.