

CAFÉ PREMISES TO LET

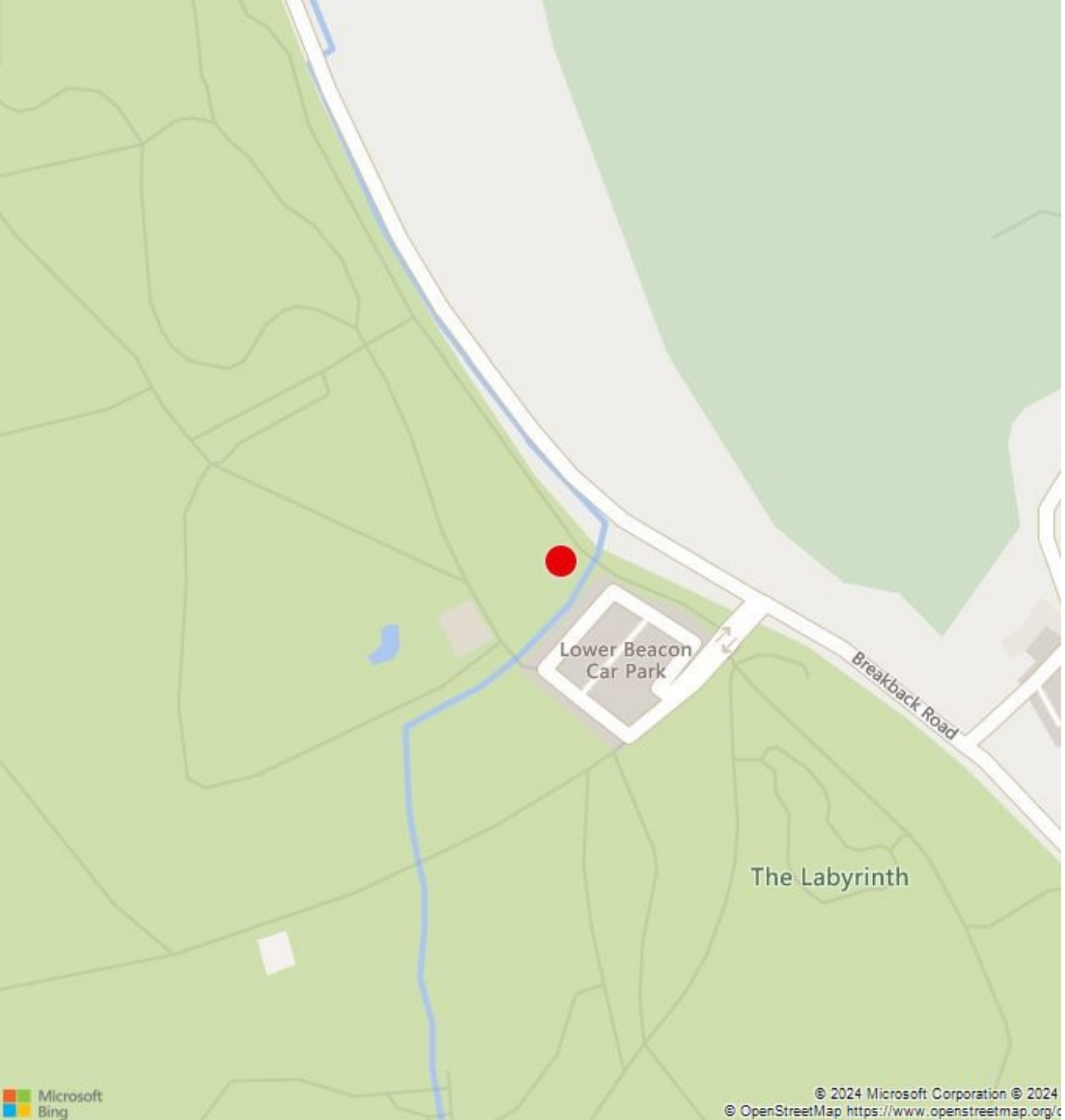
Beacon Hill Cafe, Breakback Road, Woodhouse Eaves, Loughborough, LE12 8TA



868 Sq Ft (80.64 Sq M)

Rent on Application

- ▶ Established café premises
- ▶ Fully fitted commercial kitchen
- ▶ Within Country Park
- ▶ Approximately 28 covers



LOCATION

The Beacon Hill café is located within the Beacon Hill Country Park, which is situated in Charnwood Forest, in the Charnwood district of Leicestershire and comprises 334 acres of grassland and woodland.

The Country Park can be accessed via Breakback Road from Woodhouse Eaves, which benefits from a large visitor car park.

DESCRIPTION

The Beacon Hill café is a detached café building of timber construction with a pitched slate roof situated near the 'lower' car park for the Country Park.

The café comprises a seating area with approximately 28 covers with kitchen and store rooms to the rear with fully fitted commercial kitchen with an arrangement of aluminium appliances and serving counter.

There are separate male and female w/c's.

Externally the property benefits from a large decking area providing outdoor seating.

Over the past 6 years, the Country Park has had an average of 323,789 annual visitors.

CURRENT RATING ASSESSMENT

Charging Authority: Charnwood Borough Council
Rateable Value : £7,700

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.



ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Seating area	612	56.85
Kitchen/stores	257	23.88
Total	868	80.64

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

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	£187,244
2022/23	£287,027
2023/24	£355,581

VAT

VAT will be applicable on the rent.

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.

PLANNING

We understand that the property has an established use for café purposes under Use Class E.

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

EPC

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

SERVICES

We understand that the property benefits from mains electricity, water and drainage.

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.



VIEWING

Please get in touch to arrange a viewing.



Will Shattock

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Reg Pollock

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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.