

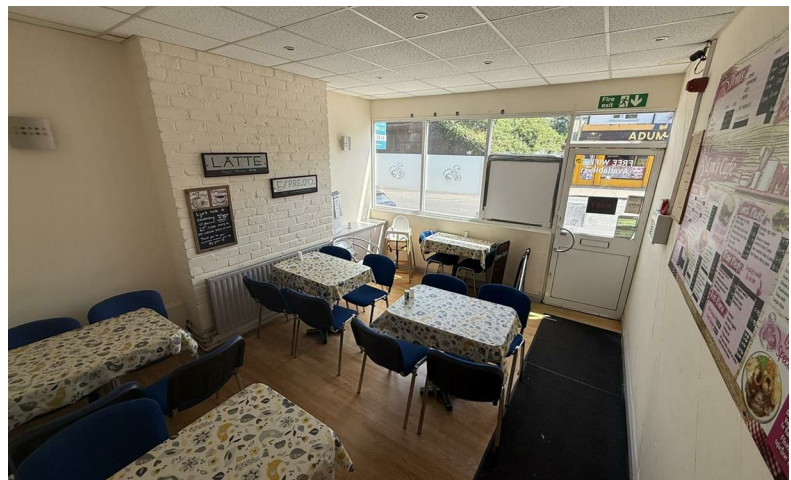


READINGS

www.readingspropertygroup.com



- Fully Fitted Cafe/Restaurant
- Popular and Busy Location
- Excellent Transport Links



£15,000 Per Annum

205 Narborough Road, Leicester, LE3 2QR

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Readings Property Group are pleased to bring to market the opportunity to lease a former cafe / restaurant already fitted out and located on Narborough Road, a busy and popular location for hot food users. The previous user had been trading for approx. 40 years.

Description & Location

The property is located on Narborough Road which is the main thoroughfare into Leicester City Centre. Narborough Road is a popular and well-established retail area which also has a mix of other commercial users. The subject property is situated along a parade of shops close to the 'West End' Bridge. Nearby occupiers include national retailers such as Wilkinsons, The Co-operative Supermarket, Aldi, Starbucks, Domino's Pizza & Iceland.

The ground floor consists of a cafe/restaurant which operated for over 40 years. It has approx., 30 covers and a large kitchen with an extraction system already fitted and ready to lease to a new tenant.

Opportunity & Terms

£15,000 per annum

A new Full Repair and Insuring Lease to be granted for a term of years to be agreed. A minimum 3 month rent deposit will be required.

Accommodation

Main Shop Floor : 31.5 sqm (339 sqft)
Kitchen, Prep area & WC: 21.7 sqm (233 sqft)
WC Facilities available

Total Gross Internal Area: 53.2 sqm (572 sqft)

Rating

Rateable value: £12,250
Rates payable 2026/27: TBC

Prospective tenants are required to confirm rates payable with the local authority and make their own enquiries regarding small business rates relief.

Energy Performance

EPC Rating - B

Planning

Taking in to consideration the current ground floor user , we believe the current planning use would fall under Class E

We would advise all interested parties to make their

own enquiries and not solely rely on information we have provided

VAT

VAT is not payable

Services

Mains Water, Electric & Gas are available

Legal Costs

Tenants to pay Landlords legal costs

Viewings

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Application & Referencing

All applications will be subject to the relevant checks and an application fee of £250 plus VAT for each applicant.

Agents Notes

CONSUMER PROTECTION LEGISLATION - These details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.