



**Premium Farm Cafe To Let**  
**Crossroads Farm, Scalford Road, Eastwell LE14 4EF**  
**£24,500 per annum**  
**Approx. 2050 Sq.ft**

 **Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers



# Farm Cafe

## Crossroads Farm Scalford Road

### Eastwell

### Melton Mowbray

### Leicestershire

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Premium Farm Cafe To Let situated on Cross Roads Farm – the farm is located to the South of the village of Eastwell, at the junction of Waltham Road and Scalford Road when travelling away from the village.

Eastwell is a small village located near Melton Mowbray in Leicestershire. Melton Mowbray is a market town known for its rich history in food and farming. Eastwell is a rural village and is situated about five miles northeast of Melton Mowbray.

The village is surrounded by picturesque countryside and offers a peaceful and rural lifestyle. The Eastwell site will consist of Farm Shop/Retail Commercial Building with ample parking, access to the site from Scalford Road.

Close to busy crossroads which has favourable links to the A606 Nottingham, the A607 - Grantham/Leicester and the A52 Grantham/Nottingham and the A1.







Exciting Business Prospect

Available from Spring 2025

Approx. gross area of 2050 Sq ft – internal area of approx. 1250 Sq ft with an outside seating/retail area of approx. 800 Sq ft.

15 Car Parking spaces included

Build to include, retails sales area, commercial kitchen area, indoor and outdoor seating for approx. 60 covers, customer toilets and multiple storage areas.

FULL BUILD SPECIFICATION DETAILS AVAILABLE ON REQUEST AND VIEWING

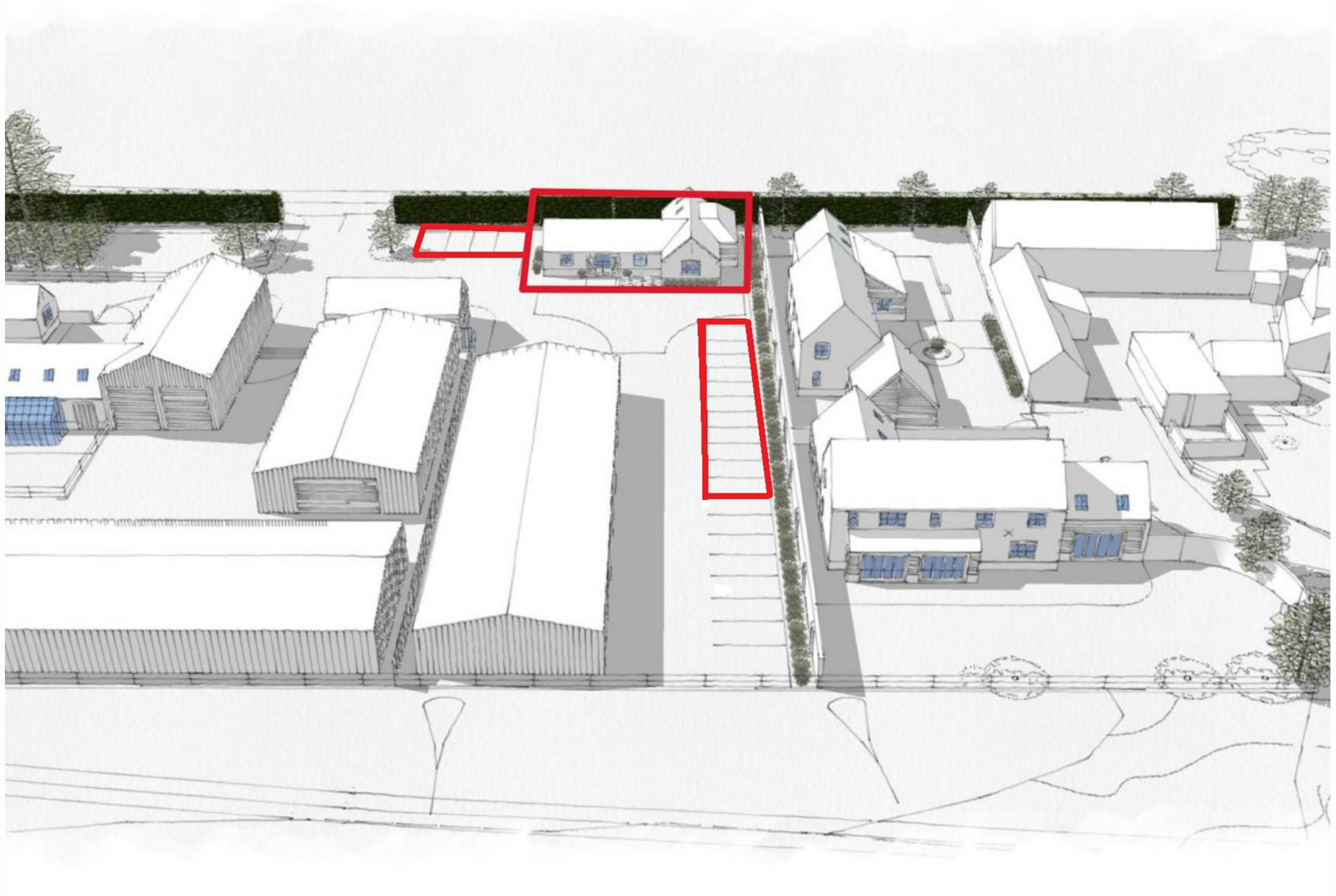












- Premium Farm Cafe To Let
- Available Spring 2025
- £24,500 per annum
- Approx. 2050 Sq. ft
- Rural peaceful location
- Close to Favourable road network links A606, A607, A52 and A1
- 15 Customer Parking spaces included
- High quality commercial kitchen and bathroom fully fitted
- Indoor and outdoor seating for approx 60 covers
- Multiple storage areas

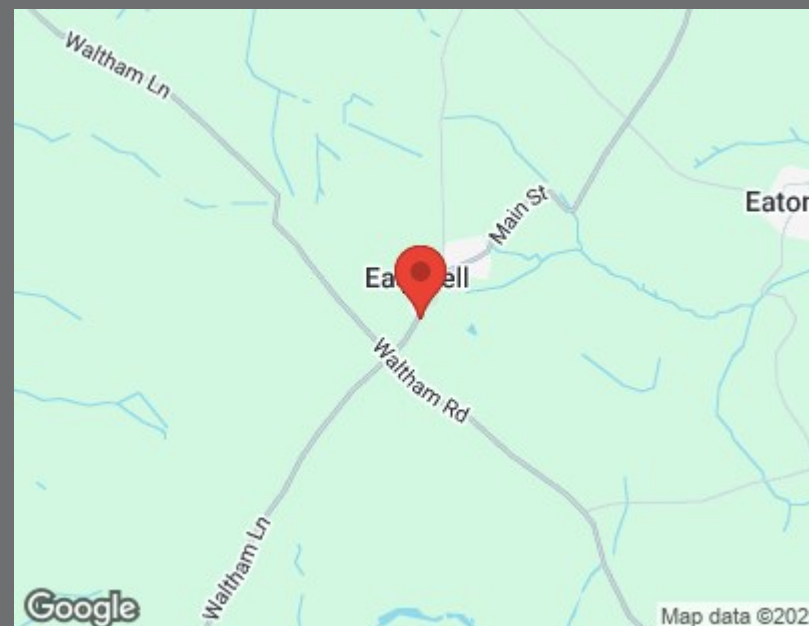
**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. [Tel: \(01664\) 560181](tel:01664560181)

**TERM:** Minimum 3-year full repairing and insuring lease excluding roof and structure

**SERVICES:** Mains electricity, water and drainage are connected.

**VAT:** N/A

**EPC:** Predicted A Rating



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County Chambers, Kings Road,  
Melton Mowbray, Leicestershire LE13 1QF

[www.shoulers.co.uk](http://www.shoulers.co.uk)  
[e.danby@shoulers.co.uk](mailto:e.danby@shoulers.co.uk)

**Tel: 01664 560181**

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