

**FORMER PLAY BARN PREMISES
AVAILABLE TO LET**

RESTAURANT PREMISES UNAFFECTED

**THE RED LION
933 LOUGHBOROUGH GATE
ROTHLEY
LEICESTER
LE7 7NJ**



LOCATION

The former Play Barn is located to the rear of the recently refurbished Mill & Carter public House located on the main roads in the Centre of the Village of Rothley close to the A6 in Leicestershire.

ACCESS

The Play Barn is accessed via a covered external walkway from the main pub.

DESCRIPTION/ACCOMODATION

The Play Barn is of steel frame construction and comprises of the following approximate floor areas:-

Ground Floor Area 186.93m² 2,010 sq ft
W.C Block

There are 91 shared car parking spaces for the Play Barn and the restaurant.

TENURE

The premises are to be made available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£25,000 pax

PLANNING

The premises currently have Use for a Play Barn and would recommend that any ingoing occupier makes their own enquiries via the Local Planning Authority.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category D.

A copy of the Energy Performance Certificate can be made available upon request.

RATEABLE VALUE

The premises have yet to be separately assessed for rating purposes.

We suggest that all interested parties should verify the above information with the Local Authority.

LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

VIEWING

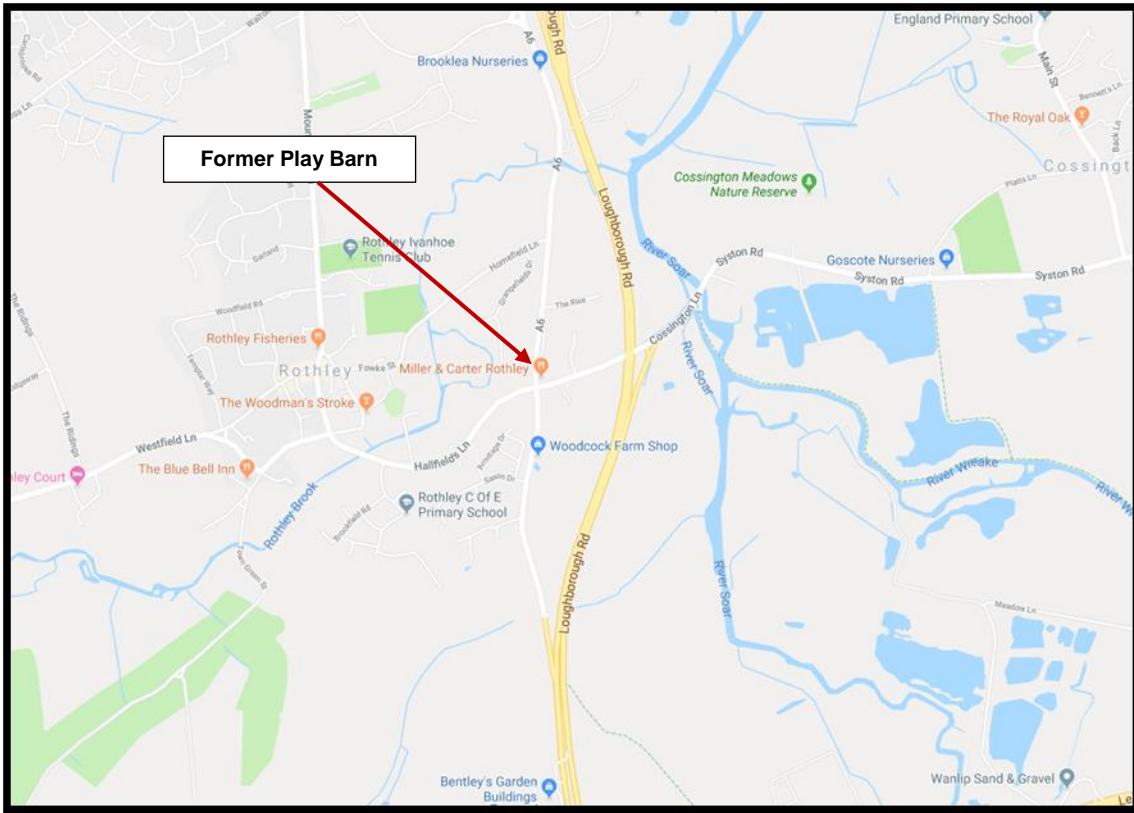
Strictly by appointment with the sole retained agents:-

Ref: Andrew Benson
Email: andrew.benson@wrightsilverwood.co.uk
DDI: 0121 410 5546

**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Date: February 2019

0121 454 4004



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