

**CONFIDENTIAL
Town Centre
Café Bar
TO LET**



- Prominent Town Centre location
- Substantial property
- Large open plan bar
- Fully fitted

Enigma, 18 Coventry Road, MARKET HARBOROUGH, LE16 9BZ



**DRAKE
& COMPANY**
020 7495 7500
PROPERTY CONSULTANTS



LOCATION

Market Harborough is a market town with a resident population of almost 23,000 and is situated 14 miles south-east of Leicester and 16 miles north of Northampton. Enigma occupies a prominent location on Coventry Road, just off The Square and the main retail area.

PROPERTY

Enigma is an attractive detached property with side access for servicing and parking at the rear for 4 cars. The ground floor trades as an all day Café Bar with a trade kitchen to the rear. The first floor is a fully operational Nightclub but has in recent times traded on a restricted basis.

From digital mapping and our inspection we estimate that the property provides the following approximate areas:

Ground Floor Bar	1,725 sq ft	160 sq m
Ground Floor Ancillary	655 sq ft	61 sq m
1st Floor & Mezzanine Bar	2,726 sq ft	253 sq m
1st Floor Ancillary	439 sq ft	41 sq m
TOTAL	5,545 sq ft	515 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

THE BUSINESS

The business is currently fully operational and is available to include all trade fixtures and fittings thereby enabling the ingoing tenant to continue operating the existing business. Enigma has been in the same private ownership for 16 years. Further information and accounts are available on request. See also www.enigmacafebar.co.uk.

POSSIBLE DEVELOPMENT

Our client is considering converting the first floor to residential thereby leaving a smaller ground floor unit available to let. Alternatively it may be feasible to convert the upper parts to letting rooms.

LICENCES & OPENING HOURS

Licensed for the supply of alcohol and live entertainment the premises are open:

Monday-Tuesday	09:00-21:00
Wednesday-Thursday	09:00-23:00
Friday	09:00-01:00
Saturday	08:30-01:00
Sunday	10:00- 9:00.

RATING ASSESSMENT

We have been verbally advised by the local rating authority that the current assessment is as follows:

Rateable value:	£38,105
Rates payable 2016/17:	£18,938.

Interested parties are advised to verify these figures with Harborough District Council on 01858 828282.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £50,000 per annum. Premium offers are invited for the trade fixtures and fittings and goodwill etc.

VIEWING

For further information or an appointment to view contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk
180 Piccadilly, London, W1J 9HF



Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.