

Terracotta Restaurant

- Well Presented City Centre Restaurant
- Sought After Highcross Location
- New Lease Immediately Available
- Car Park to the Rear
- In Excess of 160 Internal Covers
- Energy Rating B

25 Highcross Street, Leicester, LE1 4PF

Leasehold: Nil Premium

Annual Rent: £60,000

Ref: 5760509

THE OPPORTUNITY

Terracotta provides an excellent opportunity for a discerning operator to take advantage of this turnkey offering. Incredibly well positioned near the Highcross shopping centre, it offers immediate availability due to the fixture and fittings included and its current condition. It has a fantastic commercial kitchen which is incredibly well equipped. Offering 160 to 200 covers, this is an excellent sized restaurant for an operator to achieve a high level of turnover in this popular area for Leicester's dining customer base. Internal viewing is highly recommended.



LOCATION

Terracotta is located in the highly popular Highcross food and drink area of Leicester. Other local amenities include; Showcase cinema, numerous pubs, bars and cocktail bars, museum's art galleries, King Richard III visitor centre and Leicester University.



INTERNAL DETAILS

- Turnkey offering
- Circa 160 to 200 total restaurant covers
- Two private dining rooms
- Hot plate areas
- Well-equipped commercial kitchen
- Generous storage

EXTERNAL DETAILS

- Fantastic corner frontage
- Highly sort after LE1 Highcross location
- Four secure car park spaces









FIXTURES & FITTINGS

These are to be included within the sale.

TRADING INFORMATION

The restaurant has been closed for some time and there are therefore no accounts available.

TENURE

We are offering a New Lease with Nil Premium. The passing rent for the first three years would be £60,000 pa for three to six years equal £70,000 and from year six, £80,000.

BUSINESS RATES

Rateable value £28,500 from 1st April 2023.

REGULATORY

We understand the premises is fully licenced and free of tie.










Ground Floor


Wash Up Area
Kitchen
Store
Store
Store
Store
Restaurant
Restaurant
Restaurant
Restaurant
Office
Store
Store
Lower Ground Floor

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CHRISTIE & CO