

wards
Commercial

FOR SALE

ESTABLISHED DUAL-SITE FOOD BUSINESSES

16 Rugby Road,
Hinckley, LE10 0QD

Almost 40 years of successful trading

⁂

Fully fitted commercial kitchen

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Strong brand presence across all major delivery platforms

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Turnkey setup including website, designer, trained staff, and trusted suppliers

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NIA - 783 sq ft (73 sq m)

LOCATION

The subject property is located in a parade of shops fronting onto Rugby Road in Hinckley town centre, close to the recent flagship The Crescent retail development. There is on street car parking to the front of the property and a pay and display car park opposite. Adjacent occupiers include Domino's Pizza and Sainsbury's.

Hinckley is a market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester. The town enjoys good motorway communications with Junction 1 of the M69 Motorway being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre. Hinckley railway station provides regular commuter services to Birmingham New Street and Leicester.

DESCRIPTION

BUSINESSES FOR SALE ONLY. An exceptional opportunity to acquire two thriving, independently run food businesses, each operating from its own unit in a high-footfall, prime location with ample parking. One of the units includes a uniquely designed, council-approved quirky serving kiosk - a standout feature that sets it apart locally.

With nearly 40 years of successful trading, these businesses benefit from a fully fitted commercial kitchen, significant recent investment in equipment and operational improvements, strong brand presence across their own website, Just Eat and Uber Eats, and established relationships with major corporate clients including DPD, Triumph, Logix Park, Croner and more. The businesses also serve as a valued community hub and meeting place for local football teams, fishermen and other groups.

Recent developments include the successful launch of a QR ordering partnership, which has shown encouraging early results, with discussions already underway to expand the concept into other local pubs and venues. There is also further potential to grow the business through corporate catering, extended trading hours, additional opening days or even franchising.

The sale includes a complete turnkey operation with website, ordering systems, trained staff, trusted suppliers and full handover support for at least one month, including introductions to key clients and suppliers. Everything is in place to continue generating revenue from day one.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Unit 2	Ground	348	32.33
Unit 3	Ground	435	40.41
NIA Total		783 Sq Ft	72.74 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

16A - £4,150
16B - £3,650

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The business is for sale at a guide price of offers in the region of £135,000 to include stock, equipment and fixture and fittings. Trading accounts are available upon request for the consideration of seriously interested parties. Flexible purchase arrangements may be considered for the right buyer, including a substantial upfront payment followed by agreed monthly instalments, subject to suitable legal agreements.

The units are held leasehold on two coterminous leases dated 24 April 2019 at rents of £10,700 per annum exclusive (Unit 2) and £8,560 per annum exclusive (Unit 3). The leases are for a period of 10 years, with five yearly rent reviews and drawn on effective full repairing and insuring (by way of service charge) terms.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Unit 2 - D(82)

Unit 3 - C(67)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

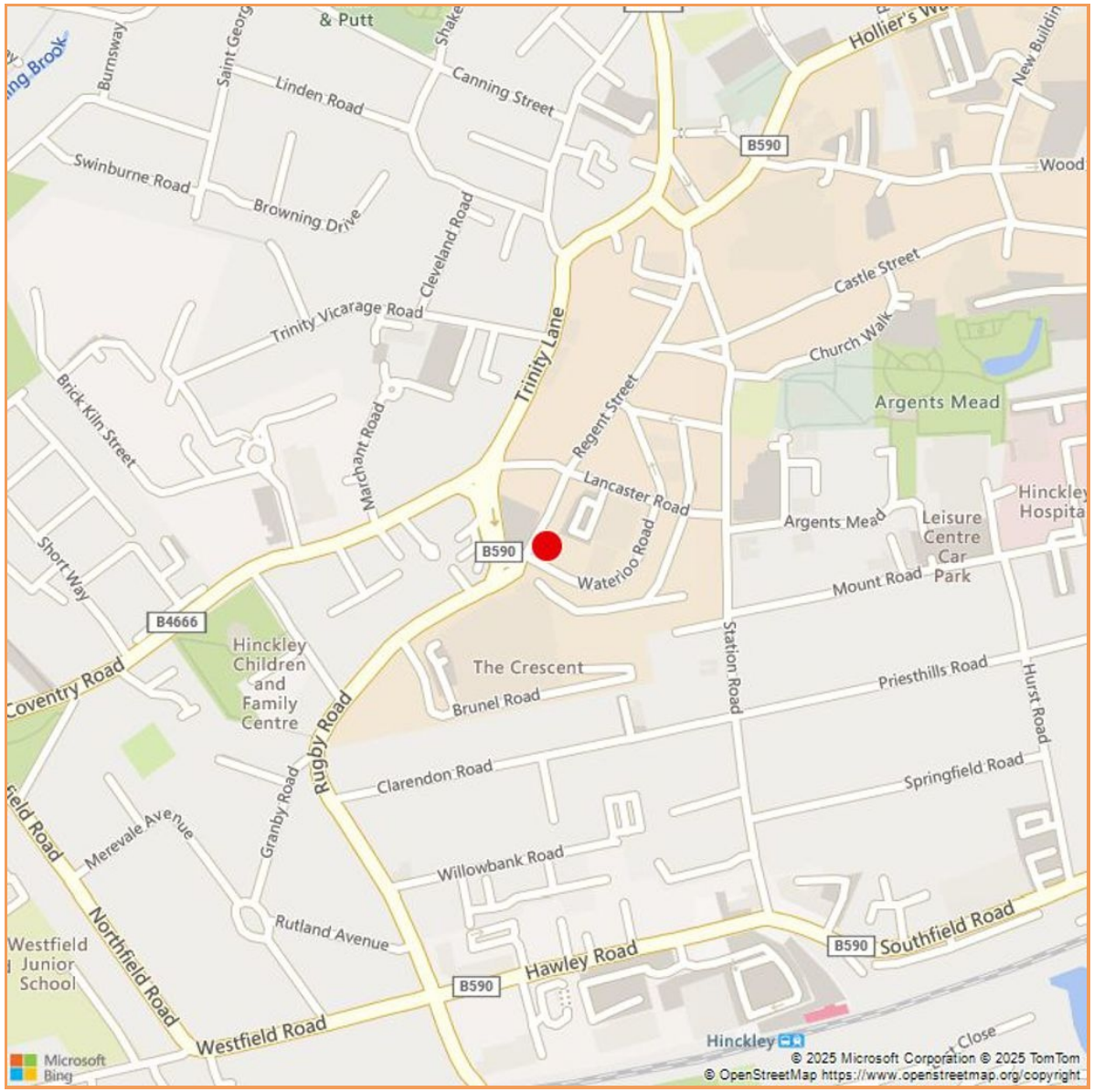
Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.


WE DO NOT HAVE WIFI.
ALL DAY BREAKFAST
JACKET POTATOES
HOT FILLINGS
COLD FILLINGS
PANINIS & TOASTIES
WRAPS
BURGERS
SALADS
CHIPS
LOADED CHIPS
DRINKS
MILKSHAKES
ICED COFFEE
FRAPPES







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