

**MATHER
JAMIE**

01509 233433

**Oakley Grange Farm
Shepshed Road
Hathern
LE12 5LL**

TO LET
£25,000 pax

Café / Restaurant Uses only



Café/Restaurant Premises

170.33 sq m (1,832 sq ft)

Oakley Grange Farm, Shepshed Road, Hathern, LE12 5LL

DESCRIPTION

The property comprises a converted barn which incorporates a fully equipped kitchen and WC facilities, formerly operated as a café.

The main barn area comprises a ground floor space with a central staircase leading to a mezzanine floor, with a further upstairs room which can also be accessed by an external staircase.

Externally the property provides an area which could be used for outside seating/dining, in addition there is also a large car park. The entrance to the site benefits from an electric gate and a newly resurfaced front driveway.

ACCOMMODATION

Ground Floor		
Farm Shop/Café	67.83 sq m	(730 sq ft)
Kitchen	40.44 sq m	(435 sq ft)
First Floor		
Mezzanine	20.52 sq m	(220 sq ft)
Additional Room	41.54 sq m	(447 sq ft)
Total NIA	170.33 sq m	(1,832 sq ft)

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

BASE RENT

£25,000 (twenty five thousand pounds) per annum exclusive.

NB: The landlord reserves the right to implement a turnover rent.



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VAT

VAT is not currently being charged on the rent, however the Landlord reserves the right to be able to charge VAT.

BUSINESS RATES

Local Authority: Charnwood
Period: 2025/2026
Rateable Value: £6,000

SERVICE CHARGE

There is a site wide service charge. Further information can be provided upon request.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 30 within Band B. The EPC is valid until 15 May 2033.

PLANNING

We understand the premises have established use under Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.



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LOCATION

The property is located on Oakley Grange Farm between the villages of Hathern and Shepshed benefiting from superb access to the M1/M42 motorways at Junction 24 which is less than 3 miles distant.

The property is approximately 3½ miles from Loughborough which is accessed via the Derby Road (A6).

 **what3words:** ///centuries.photo.perfume

OFSI SANCTIONS CHECK

With effect from 14 May 2025, all letting agency work carried out, regardless of rental value, will be subject to financial sanctions regulations and, as such, Mather Jamie Ltd will be required to verify all named Landlords, Tenants and Guarantors to ensure that they are not a Designated Person or someone in breach of sanctions regulations.

To meet these requirements, we will carry out a full Anti-Money Laundering (AML) check on all companies and individuals relevant to a property letting. We should advise that, whilst this will not impact on your credit file, it will result in soft search showing that a check has taken place.

A facial recognition ID check will be carried out via an SMS text message through Landmark Agent.



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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations