



SITUATION

In a very prominent trading position close to a number of cafés and offices as well as being within 50 yards of the **Rugby Theatre** and nearby multiples such as **Fine & Country, Connells, Oxfam, Lloyds, Prezzo** and **The Clock Towers Shopping Centre**.

Rugby is an attractive market town which lies some 11 miles east of Coventry and 18 miles north-west of Northampton on the A428, approximately 3 miles from the M6 (J1) which connects with the M1 (J18) and also within 3 miles north of the M45.

PROPERTY

An attractive **Grade II Listed** building constructed in the 1800s (completely refurbished in 2014) originally as a department store and now comprising a fashionable **Café/Bar with seating for 220 people** planned on ground, basement and part first floors with separate front access to **7 Self-Contained Flats** at part first floor and the entire second floor. In addition, the property benefits from a courtyard and also a bin store area at the rear.

VAT is applicable to this Lot

FREEHOLD

£55,700 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor, Basement & Part First Floor	<p>Ground Floor Café/Bar (220 covers)</p> <p>Gross Frontage 59'3" Internal Width 54'3" Café/Bar Depth 31'8" Built Depth 51'1" Café/Bar Area Approx 1,725 sq ft Kitchen Area Approx 430 sq ft Disabled WC Courtyard Area</p> <p>Part First Floor Café/Bar</p> <p>Area Approx 1,170 sq ft Ladies & Gents WCs</p> <p>Basement</p> <p>Area Approx 695 sq ft</p> <p>Total Area <u>Approx 4,020 sq ft</u></p>	<p>Loungers Ltd t/a Bacco Lounge (Café/Bar) <i>(see Tenant Profile)</i></p>	15 years from 9th June 2014	£55,000	FRI Rent Reviews 2019 and 2024
7 Flats (part first floor & second floor)	Not Inspected	Various	Each 125 years from 1st January 2014	£700 (£100 each)	Each FRI
TOTAL				£55,700	

TENANT PROFILE

Loungers Ltd opened its first branch in Bristol in 2002. The company now operates from approx. 86 Lounge Cafés nationwide with plans to open 20 more per year. T/O for Y/E 26/04/15 £48m, Pre-Tax Profit £1.7m and Shareholders' Funds £4.7m.

VENDOR'S SOLICITORS

Keith Harvey & Co - Tel: 01858 464 327
Ref: Mrs Sarah Collins - Email: sarah@keithharveyandcompany.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts