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The Royal Duke

8 West Road, Oakham, Rutland LE15 6LU

To Let Nil Premium

- Welcoming local's pub in affluent County Town
- Car park (c.11) & beer garden
- Potential to introduce food
- Close to Railway Station / easy access to town
- Available on brand new free-of-tie lease

SOLE LETTING RIGHTS
REF: M-825605

VIEWING

Strictly by appointment only through Fleurets Birmingham Office.

LOCATION

The Royal Duke fronts West Road very close to its junction with Cold Overton Street on the west side of Oakham, Rutland's historic and affluent county town. Lying around 5 miles from the town centre and close to Oakham Railway Station, this is a predominantly residential area albeit with various other commercial uses nearby.

DESCRIPTION

A large detached brick built property of predominantly two storey construction beneath a pitched slate roof. The property extends to the rear at single storey level and is white washed and has central entrance from its roadside frontage. To the rear there is an enclosed beer garden and smoking area. To the left hand side, there is a tarmac car park with space for around 11 vehicles.

TRADE

No trade is sold or warranted.

ACCOMMODATION

Ground Floor

The trading area is in three distinct sections and accessed via a small lobby to the central entrance, the trading area which is all served by the central servery.

To the right hand side, the largest of the trading areas which has a Lounge feel with part panelled walls and ceiling, this room has a very welcoming feel and a darts throw.



To the left hand side is a similar, but smaller room which has a mix of cushioned and loose seating and its own darts throw and beyond this, is the pool play area with fully panelled walls.

To the rear there is a corridor, off which is a potential Trade Kitchen, customer toilets and access to the rear garden.

Living Accommodation

The private quarters at first floor level comprise a good sized living room, 3 bedrooms (a double and two inter-connected singles), a domestic kitchen and a bathroom.

Outside

To the rear there is an enclosed beer garden and smoking area and to the left hand side, there is a tarmac car park with space for around 11 vehicles.

TENURE

New Free-of-Tie Lease offered. Terms to be negotiated.

Guide Rent £24,000. The rental will be subject to annual RPI indexation capped at 5% and collared at 2.5%.

The lessee will be required to lodge a bond equal to 3 months rental plus VAT.

REQUIRED CAPITAL

Applicants must be able to demonstrate capital to cover purchase of the Landlord's inventory, stock and glassware at valuation, pay one quarter's rent and insurance and cover legal fees and working capital. This is only an estimate and is subject to change pending the final lease terms agreed. In addition, sufficient funds will need to be available for any additional refurbishment works required.

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday to Wednesday	11.00 am - 01.00 am
Thursday to Saturday	11.00 am - 03.00 am

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Rutland Council. The 2017 Rateable Value has been assessed at £4,100.

100% small business rates relief might apply to this property

The domestic accommodation is within Band A for council tax purposes.

SERVICES

We are informed that the premises benefit from all mains services.

MINIMUM CAPITAL REQUIRED

Applicants must be able to demonstrate a minimum capital of £20,000 to cover stamp duty, land tax, one quarter's rent in advance, legal fees and working capital, stock and glassware at valuation and insurance.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management Application form and provide a Business Plan, Cash-flow Forecast and evidence of funding prior to interview.

To obtain an Application Form please contact Fleurets Birmingham Office on 0121 236 5252.

FURTHER INFORMATION

i) The lessee will be responsible for a contribution of £1,200 towards the Landlord's reasonable legal costs.

ii) A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

iii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

EPC

The property has an EPC rating of E.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

103 This is how energy efficient the building is.

FURTHER INFORMATION

For further information please contact: Andy Tudor at our Birmingham office on 0121 236 5252 or email andy.tudor@fleurets.com

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.



2nd Floor, Charles House, 148-149 Great Charles Street Queensway, Birmingham B3 3HT
T 0121 236 5252
E birmingham@fleurets.com
fleurets.com - Our Reference: M-825605

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