

## ALL ENQUIRIES

### RESTAURANT / RESIDENTIAL

**Maharajas**  
**1 Market Street**  
**Castle Donington**  
**Derby**  
**DE74 2JB**



- G/F Restaurant, 90 Covers
- F/F 3 Bedroom Residential
- GIA: 3,941 sqft (366.13 sqm)
- Front Car Parking
- 2 Garages
- Cellar/Basement



- **All Enquiries: L/H: £35,000 pax**  
**F/H: £750,000 +**

**Kal Sangra ~ Shonki Brothers Ltd** are pleased to offer this substantial mixed use commercial/residential premises of approximately 3,941 sqft which is available on an all enquiries basis. The property was previously used as an Indian Restaurant/Drinking Establishment and comprises a substantial ground floor restaurant of approximately 3,035 sqft, seating approximately 90 covers with 3 bedroom residential accommodation above. In addition, the property benefits from a large front car park, cellar/basement and 2 garages. There is excellent potential for development or change of use, subject to obtaining planning permission.

#### **Location:**

The property is located in Castle Donington, in the heart of the town centre, on the corner of Market Street/Bondgate and can be easily identified by our V-Angle 'For Sale' board. The property is ideally located in a thriving and mixed use commercial/residential area, close by to other businesses such as HSBC Bank, The Cooperative Food, The Castle Inn, and Donington Manor.

**Accommodation – all measurements are approximate:**

**Ground Floor Restaurant/Commercial:**

Front Bar (1)	505 sqft (46.87 sqm)
Middle Bar (2)	742 sqft (68.97 sqm)
Rear Bar (3)	463 sqft (43.01 sqm)
Small Store	50 sqft (4.63 sqm)
Gents W.C.	99 sqft (9.25 sqm)
Ladies W.C.	100 sqft (9.32 sqm)
Kitchen	130 sqft (12.07 sqm)
Washing-Up Area	141 sqft (13.10 sqm)
Cellar	400 sqft (37.13 sqm)
Garage 1	45 sqft (4.19 sqm)
Garage 2	174 sqft (16.19 sqm)
Basement	186 sqft (17.24 sqm)
<b>Total:</b>	<b>3,035 sqft (281.97 sqm)</b>

*~ with seating area for approx 90 covers*

**First Floor Residential:**

Bedroom 1	248 sqft (23.08 sqm)
Bathroom	74 sqft (6.87 sqm)
Kitchen	84 sqft (7.78 sqm)
Bedroom 2	159 sqft (14.75 sqm)
Bedroom 3	132 sqft (12.31 sqm)
Lounge	160 sqft (14.89 sqm)
Store Cupboard	49 sqft (4.57 sqm)
<b>Total:</b>	<b>906 sqft (84.19 sqm)</b>

*~ with separate w.c.*

*~ potential bedroom 4*

**Total GIA: 3,941 sqft (366.13 sqm)**

**Outside:**

There is a substantial car park to the front of the property.

**VAT:**

We understand that VAT is not applicable on the purchase price.

**Planning:**

The property was previously used as a restaurant which falls under A3 (Restaurants & Cafes) with C3 (Dwelling Houses) above. We also understand the property benefits from A4 (Drinking Establishments) use. A3 use includes a range of uses under the 'Restaurants & Cafes' classification such as Restaurants, snack bars and cafes. C3 use is 'Dwelling Houses' which is dwellings for individuals, families, or not more than 6 people living together as a single household. A4 (Drinking Establishments) use comprises public house, wine-bar or other drinking establishment.

There is potential for alternative uses subject to obtaining the relevant planning permission.

All enquiries regarding planning should be made direct to North West Leicestershire District Council Planning Department on 01530 454665.

**Services:**

We understand that all mains services are connected to the premises. The services, fittings and appliances (if any) have not been tested by the selling/letting agents.

**Rates:**

Charging Authority:	North West Leicestershire District Council
Description:	Public House & Premises
Total Rateable Value:	£11,250.00
Rates Payable:	£5,546.25 approx
Period:	2016/2017

Please make your own enquiries in respect of the rating liability and any small business rate relief.

**Legal Costs:**

The ingoing tenant is to be responsible for the landlord's reasonable legal costs for the preparation of the lease.

For the freehold, each party to be responsible for their own legal costs.

**Lease:**

We understand that the property is available by way of a 2 year lease or longer on a full repairing and insuring basis outside the Landlord and Tenant Act 1954.

**Energy Performance Certificate:**

The property has an energy performance rating of 78, Band D.

**Viewing:**

By appointment through the sole agents.

**Important Information:**

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:**

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.