



# Bakers Arms

## To Let

## Rental Offers Invited

Bakers Arms, Main Street, Thorpe Langton, Leicestershire, LE16 7TS

### AT A GLANCE

- Affluent South Leicestershire Village
- Enclosed Rear Beer Garden
- Available on Brand New 'Free of Tie' lease
- Commercial Kitchen
- Attractive Detached Property with Thatched Roof
- Domestic Accommodation over First Floor
- Delightful Character Trading Areas
- Car Park to the Rear



### Viewing And Further Information

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## PROPERTY

The Bakers Arms is a two-storey detached property of painted brick elevations beneath a thatched roof, believed to date back to 1851. The property has a substantial single storey extension beneath a flat roof to the rear. The ground floor accommodation comprises an entrance hall leading to the trading area, which is full of traditional character and includes a timber bar servery, brick feature fireplaces, beamed ceiling and brick tiled floors. The trading areas have approximately 50 covers in total. The Ladies and Gents W.C.s are accessed off the main bar-restaurant area via an inner hallway.

A commercial kitchen is located to the rear of the bar, with a preparation room and fridge/freezer store, and an area used as ground floor beer cellar.

The first floor accommodation comprises an office/bedroom, bathroom and two connected rooms which have been largely knocked through. The upper floor rooms are currently used for storage, office and staff changing.

To the exterior, the rear beer garden can be accessed from the dining-bar area. The beer garden is an attractive, well-maintained space with lawn and mature shrub borders and seating for approximately 20. A path leads from the beer garden to the rear car park, which accommodates around eight vehicles.

## PLANNING

The property is administrated by Harborough District Council. We understand the property is neither Listed nor situated within a Conservation Area.

## UTILITIES

We have been advised the property is fully serviced with mains water, drainage, electricity and gas supplies, although the previous tenant converted the kitchen equipment from gas to induction in 2019.

## MEASUREMENTS

The total site area is approximately 0.18 acres and the ground floor footprint (GEA) extends to 2,858 ft<sup>2</sup>. Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

The Fixtures and Fittings may be available via separate negotiation.



## THE BUSINESS

The vendor has not occupied the property and does not have any historic knowledge of the day to day running of the business and therefore does not have access to any historical accounts or trading information. The property has become available due to lease expiry. The previous tenants had developed a food orientated pub with a strong local reputation and the Bakers Arms was a 2023 entrant into the UK's Top 100 Gastropubs List.

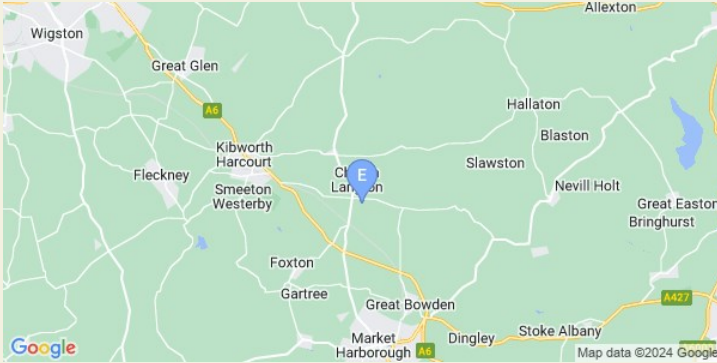
## RATES & CHARGES

The current Ratable Value of the property is £20,000.

## TENURE

Rental offers are invited for a new Free of Tie commercial lease. The new lease will be either 10 or 20 years, on a Fully Repairing and Insuring basis, with 5 year rent reviews to OMV and annual RPI uplifts capped at 5% and collared at 2.5%. The Lease may be assigned after the end of the first two years. The equivalent of six months' rent is required as a deposit. A contribution to Landlord's legal fees of £1,500 will be payable.



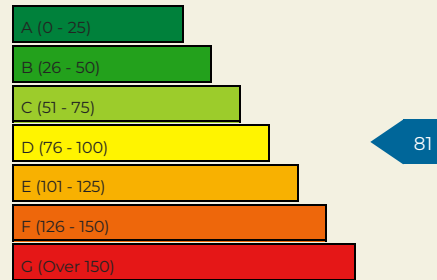


**LOCATION**

The Bakers Arms is situated to the centre of the south Leicestershire village of Thorpe Langton. Thorpe Langton (derived from the Anglo-Saxon word for an enclosure, meaning "long town"), is a village and civil parish in the Harborough district of Leicestershire, a few miles north of Market Harborough. The parish had a population of 171 according to the 2001 census. Ten years later, in the 2011 census, the population had grown to 200, and risen again to 231 at the 2021 census. Thorpe Langton is the home of the Baker's Arms pub and St. Leonard's church, but is otherwise solely residential.



**EPC**



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