

Allandale Road, Leicester, LE2

For Sale - Leasehold - £75,000



Restaurant, Leasehold

BM Estates are pleased to offer for sale this well-presented and fully equipped café business located on the popular Allandale Road in Leicester. Brown's Café Bistro is an established and locally recognised café offering a warm and stylish dining environment, positioned within a busy residential and commercial area. The business benefits from excellent frontage, outdoor seating, and a spacious internal layout with seating for approximately 40 covers internally, along with an additional 20-cover outdoor seating area.

The ground floor provides an inviting customer dining area finished with attractive décor, chandelier lighting, modern furnishings, and a welcoming café atmosphere throughout. A fitted serving counter and display area sits centrally within the premises, creating an efficient service setup for both dine-in and takeaway customers. The café also benefits from a generous rear outdoor seating terrace, ideal for customers during warmer months and private functions.

To the rear is a fully fitted commercial kitchen equipped with a range of catering appliances and preparation areas suitable for a variety of food operations. Included within the sale are

kitchen equipment, refrigeration units, CCTV and alarm systems, and the till system. The coffee machine is currently rented. Loading access is also available to the property, allowing for convenient deliveries and stock management.

A further benefit to the business is the inclusion of the upper floor accommodation/usage space, offering flexibility for storage, office use, staff facilities, or further business potential subject to requirements.

Lease Information:

The property is currently held on a lease with approximately 2 years remaining at a rent of £16,000 per annum. The landlord has confirmed they are willing to offer a new lease to an incoming tenant, providing long-term security for the business.

This is an excellent opportunity for an owner-operator or experienced hospitality business looking to acquire a fully functioning café in a desirable Leicester location with indoor and outdoor customer seating, parking availability nearby, and a strong existing setup ready for immediate operation.

Viewings are highly recommended and strictly by appointment only through BM Estates.



Contact

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IMPORTANT NOTICE FROM BM ESTATES

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.