

**FOR SALE FREEHOLD - GUIDE PRICE: £350,000 + VAT**  
**THE WHEEL INN, 99 LONDON ROAD, OADBY, LEICESTER,**  
**LEICESTERSHIRE, LE2 5DP**



- Prominent location fronting London Road around half a mile from Oadby town centre
- Good size open plan ground floor trade accommodation set around a central bar servery
- Enclosed rear courtyard and car parking to the side for around 16 vehicles
- Attractive premises licence permitting the sale of alcohol until 1am, Monday to Saturday
- Total site area extending to around 0.236 acres with a GEA of approximately 4,098 sq ft
- The property will appeal to local/regional licensed operators, developers and investors
- Alternate use potential, subject to gaining the necessary planning consents

## Location

Oadby is a well-established suburban town within the borough of Oadby and Wigston in Leicestershire, positioned along the A6 corridor approximately 4 miles southeast of Leicester city centre.

The Wheel Inn occupies a prominent roadside position fronting London Road (B5403), around half a mile north of Oadby town centre. The immediate surrounding properties comprise a mixture of private residential dwellings and independent commercial operators.

## Property Description

The Wheel Inn is a two storey end of terrace property of brick construction under a slate roof. The original building has been extended to the side and rear, with the extensions constructed beneath a flat roof.

## Accommodation

The ground floor provides of an open plan single trading room arranged around a central bar servery, currently configured to operate as a pub and restaurant with seating for approximately 50 covers.

Ancillary accommodation includes a commercial kitchen, customer WC facilities, a ground floor cellar, various storage areas, and a garage currently utilised for additional kitchen storage. A redundant skittle alley is also incorporated within the ancillary space.

The private accommodation is situated on the first floor and consists of two bedrooms, a box room used for storage, lounge, bathroom and a kitchenette.

Externally, the property benefits from an enclosed courtyard-style trading area to the rear, currently furnished with eight picnic benches and a designated smoking area. A surfaced car park is situated to the side of the building, providing parking for approximately 16 vehicles.

The property has a Gross External Area of approximately 4,098 square feet and occupies a site extending to around 0.236 of an acre.

## Tenure

Freehold. The property is held under Title Number LT310044 and the Title Plan is included on page 4.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed. The site is located within the London Road and Saint Peters Conservation Area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Saturday 11:00 am to 1:00 am  
Sunday 11:00 am to 10:30 pm

## Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £15,000 with effect from 1<sup>st</sup> April 2023, decreasing to £5,000 from 1<sup>st</sup> April 2026. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

The property has an EPC rating of Band C. A copy is available upon request.

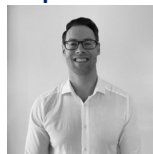
## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



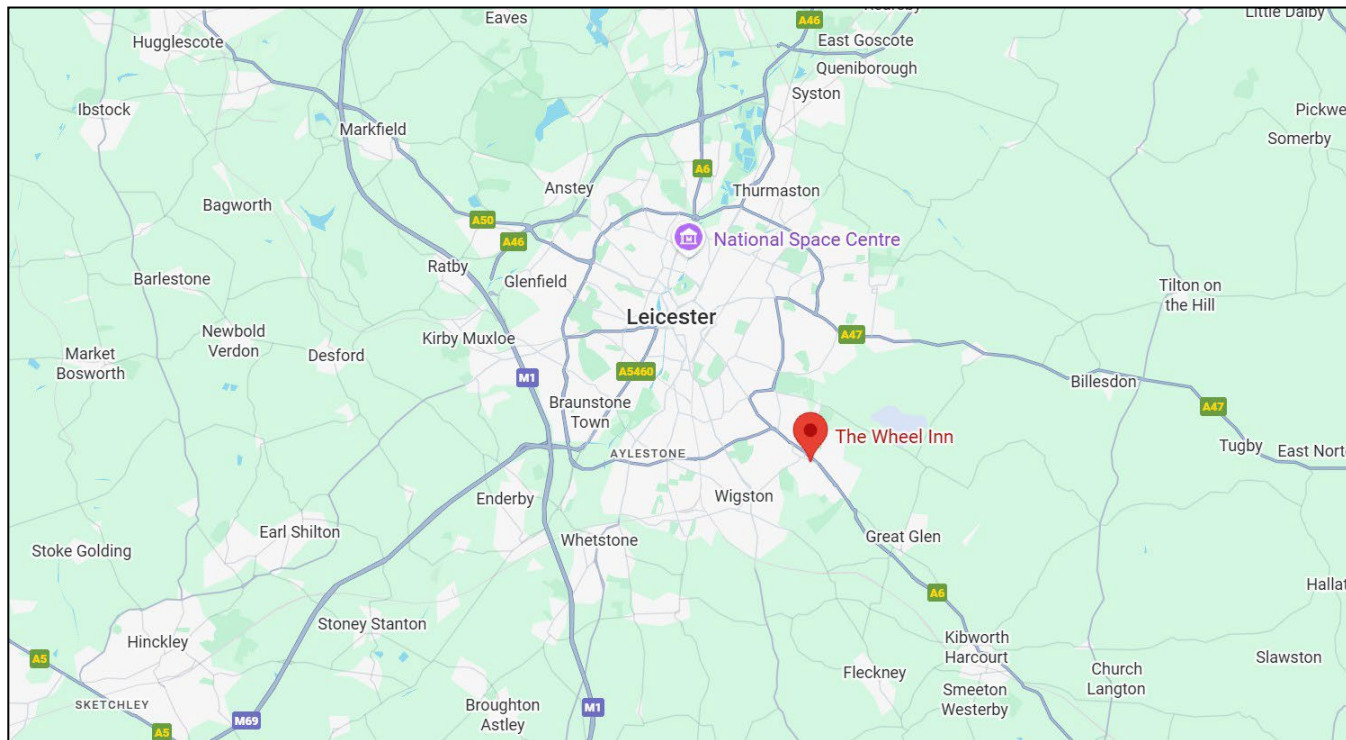
Contact: George Walker  
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## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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## Our Services & Offices

