



Price/premium £120,000

Rent £40,000 Per annum exclusive

Size 2,000 Square feet

Ref #2931

Address

Town: Midhurst

Area: Surrey

Location

Established dining destination in this charming and sought after town.

Description

For sale as a Going Concern- Discretion required.

Leasehold Guide Price £120,000, to include goodwill, fixtures, fittings and equipment (SAV).

Fabulously fitted large restaurant trading from character double fronted premises within this historic town. The dining room is light and airy, providing 70-90 covers. To the rear of the premises there are large well equipped kitchen/prep areas and male/female/staff W.C.'s, plus stores and a small office.

The business was trading well pre pandemic and financials will be provided to intending purchasers after an initial inspection- please view only by prior appointment through us- STAFF UNAWARE.

We are advised the alcohol license is to 22.00.

We understand the building frontage is Listed.

General Information

Tenure:	Leasehold
Price/premium:	£120,000
Rent:	£40,000 Per annum exclusive
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website reveals a RV of £22,750, payable at the prevailing rate.
Lease details:	10 year lease from 2018 with 5 yearly Rent Reviews. We are advised the lease is drafted within the Landlord and Tenant Act 1954- lease not inspected, please verify prior to contract.
Trading hours:	7 days. 12.00- 15.00 and 17.30- 20.00 usually.
Years established:	Established 2018.
Employees:	10 full and part time staff, plus 2 drivers.
Client involvement:	Full time.

Features

- ✓ Alcohol license
- ✓ Beautifully presented throughout
- ✓ Business sale
- ✓ Character property
- ✓ Corner position
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Established dining destination

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



