



**Price/premium** £75,000

**Rent** £13,500 Per annum

**Size** 450 Square feet

**Ref** #3203

## Address

**Address:** Pires Sandwich Bar, 6, Farm Rd

**Postcode:** KT10 8AZ

**Town:** Esher

**Area:** Surrey

## Location

Neighbourhood location close to Sandown Park Race Course, Esher Train Station and the industrial estate.

## Description

Leasehold guide price £75,0000 to include, goodwill, fixtures, fittings & equipment.

Immaculately presented and fully equipped (including extraction) cafe/sandwich bar, which our clients purchased through us some 18 years ago- a cafe has been established on the site for considerably longer. The shop was completely refurbished in 2016 and all new equipment purchased. A full inventory can be supplied to genuinely interested parties after an initial inspection, as can financials.

Currently trading profitably over 6 days per week, there should be good scope for evening trade also in this area, subject to any consents, if required. Current trade is entirely eat in and take-away, with no deliveries. The cafe provides seating for 22 inside and 12 to the front of the property. There is a customer toilet accessed off the dining area and an internal store to the rear of the premises- Total floor area of approximately 450 sq ft.

The business is available on a new commercial lease, direct from the landlord at £13,500 p.a. commencing rent.

Please do not disturb our clients and only view by prior appointment through us - 020 7117 2526.

EPC band - B

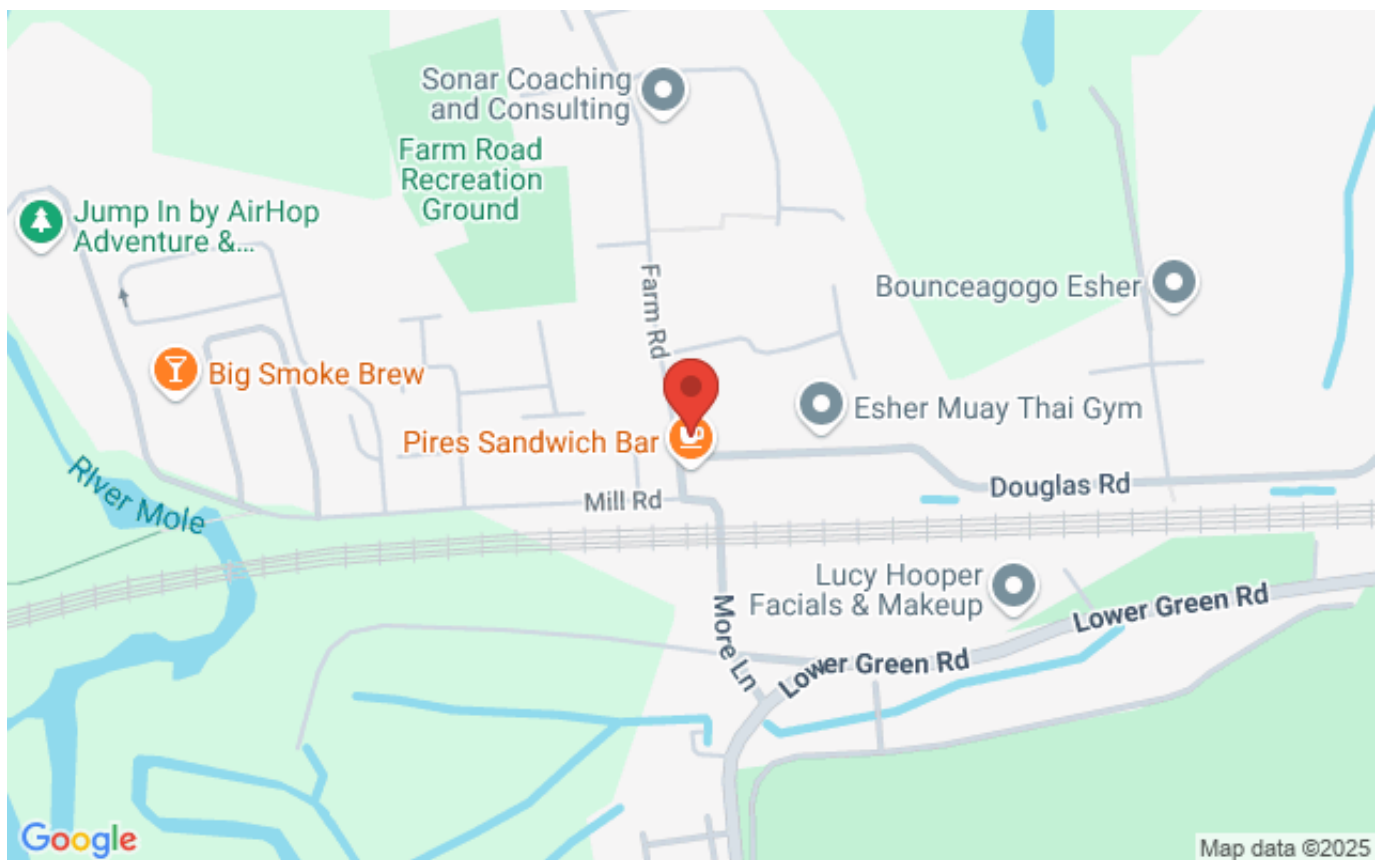
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£75,000
<b>Rent:</b>	£13,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £4,650. Please note that if this is your only commercial premises you should qualify for full small business rates relief - please consult Elmbridge Borough Council for confirmation.
<b>Lease details:</b>	New lease for a term to be agreed.
<b>Trading hours:</b>	Monday - Friday 06:30 - 16:00. Saturday 06:00 - 15:00. Sunday - closed
<b>Years established:</b>	18 years incurrent ownership.
<b>Employees:</b>	Family run (3).
<b>Client involvement:</b>	Full time

## Features

- ✓ 'E' Use class
- ✓ Business for sale
- ✓ Cafeteria
- ✓ Close to station
- ✓ Extraction
- ✓ Corner position
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Fitted catering kitchen
- ✓ Nicely presented
- ✓ Outside seating
- ✓ Rates Relief should apply
- ✓ Turnkey opportunity

## Property Map



## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







