



Price/premium £150,000

Rent £43,500 Per annum

Size 1,000 Square feet

Ref #3231

Address

Address: Aromas Artisan Cafe, 11 Church Street

Postcode: KT13 8DE

Town: Weybridge

Area: Surrey

Location

Prime town centre location close to the large public car park and exciting new library/ community hub development. There is very good footfall in this part of the High St (Church St).

Description

For sale as a Going Concern- Price Guide £150,000 to include lease, goodwill, fixtures/fittings and equipment (SAV).

The Cafe occupies a prime location close the main public car park and new library/ community hub. Included in the lease is a very large 3 bedroom split level apartment and two parking spaces.

Our client acquired this site through us some eight years ago and has invested a considerable sum in transforming the premises into a well regarded and popular, high end artisan cafe with a fabulous ambience. The ground floor provides a total floor area of approximately 1000 sq ft including male and female toilets and a well equipped kitchen with full extraction, hygiene clad walls and 3 phase electricity. There are 44 seats and the premises benefit from an alcohol license.

Externally there is a small yard area with the parking spaces. The business trades well and financials can be provided to genuinely interested parties after an initial inspection.

There is a very nice apartment above the restaurant, which is included within the lease and comprises- Terrace with door to Entrance Hall. Kitchen 10'3" x 11'. Nicely fitted Shower Room with W.C. Lounge 18'6" x 14'. Bedroom 12'5" x 12'2". Bedroom 12'11" x 12'5" max'. Bedroom 17'9" x 14'5".

Please view only by prior appointment and direct any enquiries through ourselves.

General Information

Tenure:	Leasehold
Price/premium:	£150,000
Rent:	£43,500 Per annum
Rent details:	Including large 3 bedroom flat.
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a RV of £30,000, payable at the prevailing rate.
Lease details:	The current lease has approximately 1 year unexpired- drafted within the Landlord and Tenant Act 1954 (renewable).
Trading hours:	07.00- 17.00 except Sunday 08.00- 16.00. Open 7 days per week.
Years established:	8.
Employees:	3 full time and 2 part time.
Client involvement:	Full time.

Features

- ✓ 3 phase electricity
- ✓ Beautifully presented throughout
- ✓ Business for sale
- ✓ Close to many multiples
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Fitted catering kitchen
- ✓ Public car park nearby
- ✓ Residential accommodation
- ✓ Viewings by appointment only
- ✓ Well equipped
- ✓ Yard area

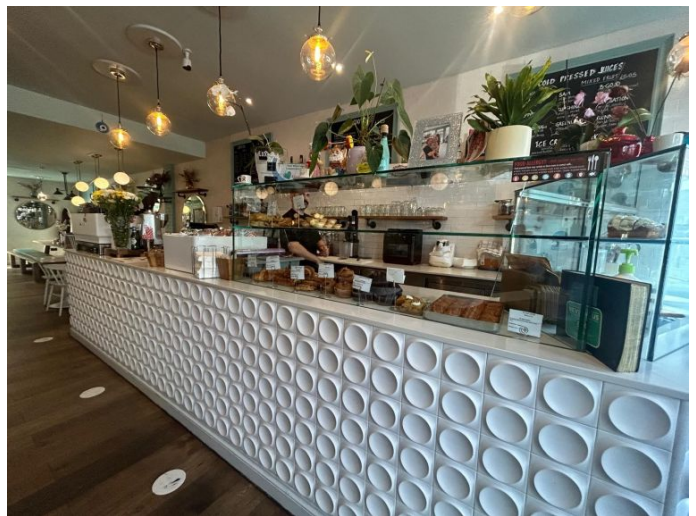
Property Map



Important notice

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Tenant Fees



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