



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.

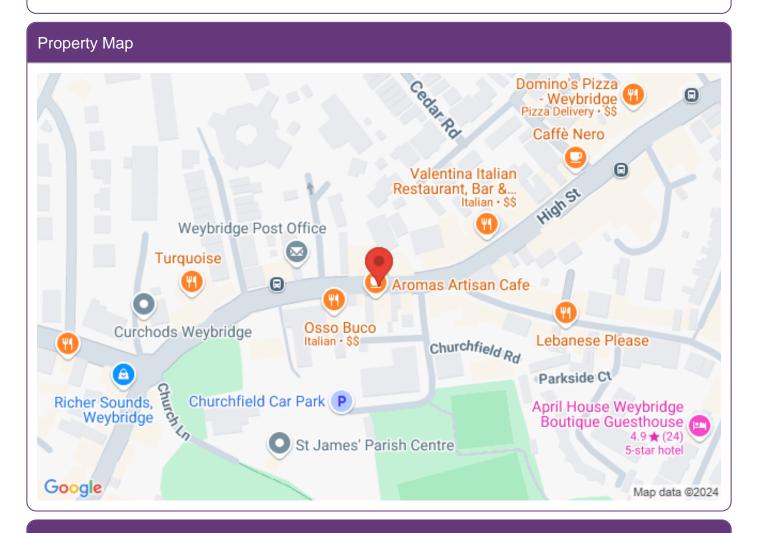
Years established: 8.

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



Important notice

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Tenant Fees











