



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

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



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