



**Price/premium** £575,000

**Size** 1,180 Square feet

**Ref** #3236

## Address

**Address:** 6 Farm Road

**Postcode:** KT10 8AZ

**Town:** Esher

**Area:** Surrey

## Location

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

## Description

Opportunity to purchase this long established cafe business with split level three bedroom flat (let on AST)- Guide Price £575,000 to include goodwill, fixtures, fittings & equipment.

The flat is currently let out at £1,440 pcm and comprises three bedrooms (two double and one single), and bathroom on the first floor, and a lounge, kitchen and WC on the ground floor.

The cafe is immaculately presented and fully equipped (including extraction), 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 flat is currently let out at £1,440 pcm and comprises three bedrooms (two double and one single), and bathroom on the first floor, and a lounge, kitchen and WC on the ground floor. Flat not inspected, but we understand it provides a floor area of circa 730 sq ft.

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>	Freehold
<b>Price/premium:</b>	£575,000
<b>Legal fees:</b>	Not specified
<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.

## Features

- ✓ Business for sale
- ✓ Outside seating
- ✓ Residential accommodation
- ✓ Well equipped
- ✓ Well established

## 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).







