



**Price/premium** £79,000

**Rent** £39,000 Per annum

**Size** 1,700 Square feet

**Ref** #3245

## Address

**Address:** 97 Maple Road

**Postcode:** KT6 4AW

**Town:** Surbiton

**Area:** Surrey

## Location

Located in a quaint parade approximately a five minute walk from Surbiton Station.

## Description

Business for sale- Guide price £79,000 to include lease, goodwill, fixtures and fittings.

This chic wine bar and restaurant is fitted out to a high standard and boasts plenty of character.

The ground floor is thoughtfully split into 3 main trading areas. Taking centre stage is the gleaming white marble bar adorned with 10 high velvet stools which look through to an open kitchen. Banquette-style seating allows for a further 20 covers in the main restaurant.

The conservatory to the rear of the property has more of a relaxed nordic decor adapting through the seasons with sumptuous throws in the winter and an electric roof for those warmer days. Downstairs, there's a speakeasy style gin bar, WC's and storage.

At the front of the property there are a further 10 covers.

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10am until midnight Monday-Saturday and from 10am until 11.30pm on Sundays. The rear conservatory is licensed until 10pm.

The license allows the sale of alcohol without food. A copy of the license is available on request.

The property comprises the following approximate floor areas:

Ground floor- 1,000 sq ft/ 92.9 sq m

Basement- 700 sq ft / 65 sq m

Viewings strictly by appointment only through Franklin Commercial- PLEASE DO NOT MAKE DIRECT APPROACH TO THE CURRENT OCCUPIER.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£79,000
<b>Rent:</b>	£39,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £35,250, payable at the prevailing rate.
<b>Lease details:</b>	Existing lease expiring 24th June 2036
<b>Employees:</b>	5 full-time and 5 part-time

## Features

- ✓ Air Conditioning
- ✓ Basement
- ✓ Beautifully presented throughout
- ✓ Close to station
- ✓ Densely populated area
- ✓ On street parking
- ✓ Business for sale
- ✓ Private dining room

## 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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



