



**Price/premium** £200,000

**Rent** £37,000 Per annum

**Size** 610 Square feet

**Ref** #3256

## Address

**Address:** 54 Fife Road

**Postcode:** KT1 1SU

**Town:** Kingston Upon Thames

**Area:** Surrey

## Location

Prime central Kingston corner position, equidistant from the Bentall Centre and the mainline Station. The location benefits from substantial footfall.

## Description

For sale as a Going Concern - Guide Price £200,000 to include lease, goodwill, fixtures, fittings and equipment.

Discretion required- please only view by appointment through us and do not make a direct approach to the staff or owners- Staff unaware.

This is a turn key opportunity to acquire an easily managed and highly successful pizzeria restaurant in a fantastic location. A pizzeria has been established on this site for many years and under the current name for circa 20 years (15 in our client's hands). The property is attractively fitted and benefits from bifold doors opening on to pavement seating for 8 tables - inside is laid out for 34 covers. Air conditioning is installed and there is a fully fitted kitchen with wood fired pizza oven- all equipment is owned outright.

The business is operated by a husband and wife team, plus five staff and accounts showing good turnover and profit levels can be supplied to genuinely interested parties after an initial inspection.

A takeaway service is offered and deliveries are via Deliveroo.

From the information provided the premises measure circa 610 sq ft.

The business is now available due to our client's retirement.

Early viewing recommended.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£200,000
<b>Rent:</b>	£37,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £24,500, payable at the prevailing rate.
<b>Lease details:</b>	20 year lease from 2023 with 5 yearly rent reviews. We are advised the lease is drafted within the Landlord & Tenant Act 1954- lease not inspected by us.
<b>Trading hours:</b>	11.00- 22.00 seven days.
<b>Years established:</b>	20 (15 in current hands).
<b>Employees:</b>	3 full time chefs and 2 part time front of house.
<b>Client involvement:</b>	Husband and wife full time.

## Features

- ✓ AI Fresco seating
- ✓ Alcohol license
- ✓ Bi-fold doors
- ✓ Business for sale
- ✓ Close to many multiples
- ✓ Close to station
- ✓ Corner position
- ✓ Densely populated area
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Established dining destination
- ✓ Excellent trading location
- ✓ Fitted catering kitchen
- ✓ High advised turnover
- ✓ High footfall
- ✓ Long established
- ✓ Turnkey opportunity
- ✓ Viewings by appointment only
- ✓ Wood fired pizza oven

## 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 £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









