



**Price/premium** £98,000

**Rent** £22,000 Per annum + VAT

**Size** 1,900 Square feet

**Ref** #3351

## Address

**Address:** The Comodor, 2-4 Oyster Lane

**Postcode:** KT14 7DU

**Town:** Byfleet

**Area:** Surrey

## Location

Local community- close to Weybridge and Woking

## Description

Leasehold guide price £98,000 to include goodwill, fixtures, fittings and equipment.

Confidentially available.

Offered on a leasehold basis, inclusive of goodwill, fixtures, fittings and equipment, this long established and spacious restaurant presents an excellent opportunity in a popular village location. The restaurant provides seating for approximately 90 covers in comfort and features a generous double-fronted layout with additional tables and chairs positioned to the front. The premises benefit from a large commercial kitchen, an attractive bar area and air conditioning. There is access from the kitchen to a rear yard where two parking spaces are available.

The restaurant enjoys a strong reputation within the local community, while also drawing custom from neighbouring towns. It currently operates under an alcohol licence understood to run until 12pm and is set within a modern building. Although the business opens only in the evenings at present, there is clear potential to extend trading hours and further build on its success. The venue has also proved popular for private hire, accommodating up to 120 guests for events.

A new 15-year lease commenced in 2024, offering long-term security for an incoming operator.

This is a rare opportunity to acquire a thriving and long-established restaurant in a sought-after village location with considerable scope for future development.

Our clients advise the business is trading profitably and financials can be provided to genuinely interested parties after an initial inspection.

EPC band B.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£98,000
<b>Rent:</b>	£22,000 Per annum + VAT
<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 £37,000, payable at the prevailing rate.
<b>Lease details:</b>	15 year lease from 2024 with 5 yearly rent reviews. We understand the lease is drafted within the Landlord and Tenant Act 1954. Lease not inspected- please verify.
<b>Trading hours:</b>	16.30- 22.00 Monday to Thursday. 16.30- 23.00 Friday & Saturday. 12:30 to 20.00 Sunday.
<b>Years established:</b>	26 years and 10 years in current hands.
<b>Client involvement:</b>	Husband and wife full time.

## Features

- ✓ Alcohol license
- ✓ Air Conditioning
- ✓ Business for sale
- ✓ Densely populated area
- ✓ Early viewing recommended
- ✓ Discretion required
- ✓ Thriving village
- ✓ Turnkey opportunity
- ✓ Visually prominent
- ✓ Well presented
- ✓ Long 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).

## 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.

