



**Price/premium** £98,500

**Rent** £36,000 Per annum

**Size** 1,020 Square feet

**Ref** #2647

## Address

**Address:** 55-57 Park Road

**Postcode:** KT2 6DB

**Town:** Kingston Upon Thames

**Area:** Surrey

## Location

Attractive location between Kingston Hill and Richmond Park. Close to local schools and businesses. Neighbourhood pitch close to Richmond park, other amenities and local schools. Situated in a small local parade with easy parking.

## Description

An opportunity to acquire this long established and very charming Deli/ Cafe, which enjoys a loyal and regular clientele. The shop is spacious, superbly presented and comes with a full inventory of equipment. Currently only trading during the day, our clients advise that they used to open in the evenings so there is potential to increase turnover through evening trade (an extension to the permitted hours for A3 use to 19.00 may be required- please verify). The premises have a wide frontage and feature a main restaurant/ cafe area of approximately 825 sq ft, currently set out for for 32 covers. Beyond the Deli counter is the full catering kitchen with extraction, measuring approximately 190 sq ft. Customer W.C's can be accessed through the kitchen. Externally there is seating at the front of the property. The property occupies a prominent corner position in a busy neighbourhood and is located in a small parade of shops with metered parking outside. The business is only available due to our Clients' proposed retirement.

For sale as a Going Concern. Leasehold Guide Price £98,500, to include goodwill, fixtures, fittings and equipment (S.A.V.).

EPC Rating D.

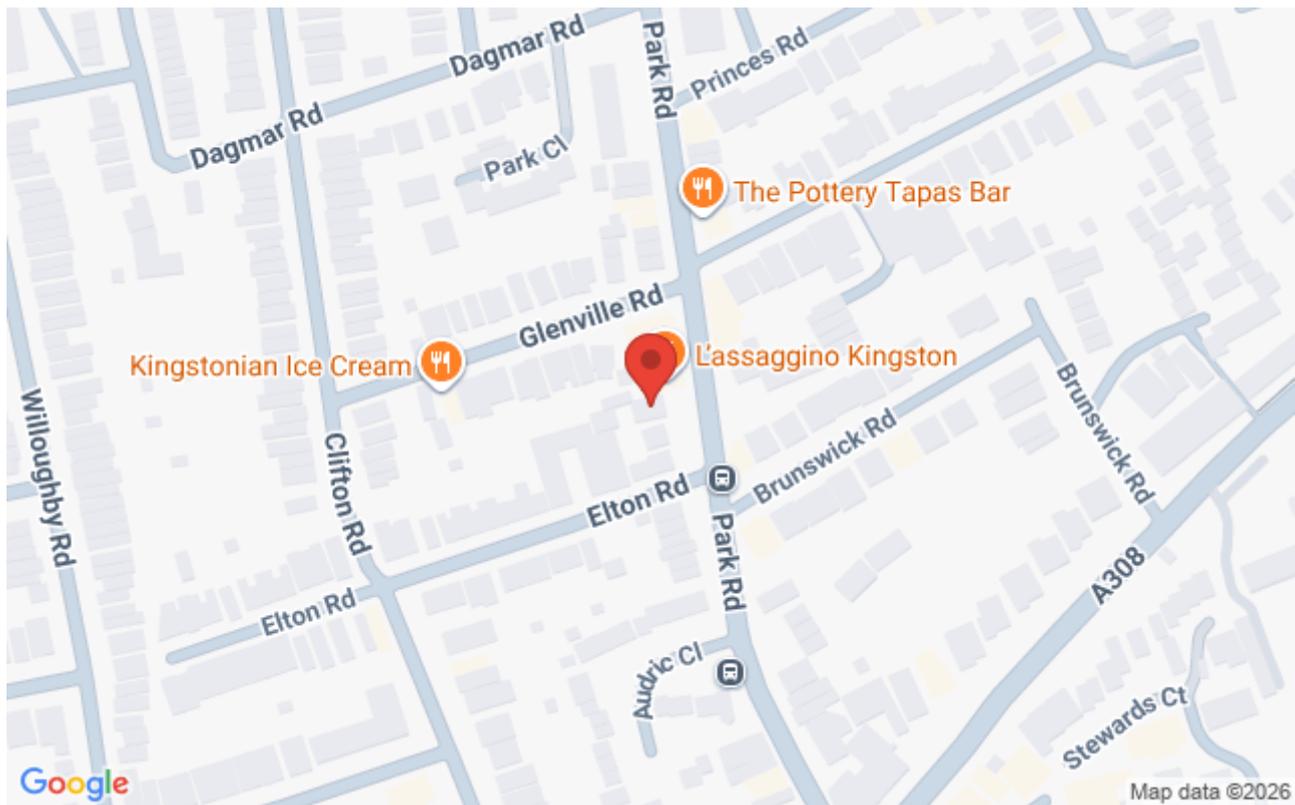
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£98,500
<b>Rent:</b>	£36,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The valuation office website reveals a RV of £19,500 (payable at the prevailing rate.)
<b>Lease details:</b>	New FRI lease for a term to be agreed.
<b>Trading hours:</b>	Monday- Friday 08.30- 18.00. Saturday- 08.30- 17.30. Sunday-closed.
<b>Years established:</b>	22 years.
<b>Client involvement:</b>	Full time.

## Features

- ✓ Favoured location
- ✓ Outside seating
- ✓ Premium required
- ✓ A3 use

## 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.



