



Price/premium £75,000

Rent £17,000 Per annum

Size 900 Square feet

Ref #2994

Address

Address: Sunshine and Ravioli, 109 St Margarets Road

Postcode: TW1 2LH

Town: St Margarets

Area: Middlesex

Location

Sought after location amongst a good range of long established independent shops, salons, cafes and restaurants, along with Tesco express. St Margarets station is also very close by. On street pay and display parking available.

Description

Leasehold Guide Price £75,000, to include goodwill, fixtures, fittings and equipment.

Fantastic opportunity to purchase this charming Italian Café/deli which has been trading for some 14 years.

Our clients offer a variety of different hot and cold foods along with a small deli section and the business is well reviewed, rating 4.8 stars on Google.

The attractive cafe area is arranged over two levels with space for 24 covers. There is a till/service area which has a serve over counter, cappuccino machine and fresh orange juice machine.

The premises measure approximately 440 sq ft to ground floor, with basement kitchens/stores providing a further 460 sq ft approximately.

There is an external door from the basement which leads to a small refuse area and a lean-to store.

To the front of the property our clients set out two tables, both with 4 seats each, on the pavement underneath an awning.

Our client advises that the premises used to have an alcohol license and we feel there should be scope to expand the turnover through longer opening hours, subject to any necessary consent, if required.

We understand the Landlord is willing to negotiate terms for the grant of a new lease.

Viewings by appointment only through us. Please do not make a direct approach - staff unaware.

General Information

Tenure:	Leasehold
Price/premium:	£75,000
Rent:	£17,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a rateable value of £16,500 payable at the prevailing rate.
Lease details:	Our Client advises there are currently 3 years remaining, but the Landlord will grant a new lease subject to terms being agreed. Franklin Commercial have not reviewed the current lease - please verify.
Trading hours:	Open 7 days a week. 07:00 - 16:00 with the kitchen closing at 15:00.
Years established:	14
Employees:	1 Full time chef. 2 x part time waiting staff. 2 x weekend staff.
Client involvement:	1 Owner full time.

Features

- ✓ 'E' Use class
- ✓ Basement
- ✓ Business for sale
- ✓ Early viewing recommended
- ✓ Excellent trading location
- ✓ Close to station
- ✓ 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.



