



**Price/premium** £220,000

**Rent** £40,000 Per annum

**Size** 1,200 Square feet

**Ref** #3018

#### Address

**Address:** 22 Church St

**Postcode:** TW1 3NJ

**Town:** Twickenham

**Area:** Middlesex

#### Location

Church Street is a highly sought after pedestrianised street in the heart of the town centre and forming part of the riverside conservation area. It is a very popular dining destination comprising an interesting mix of fashionable boutiques, specialist shops, restaurants and Cafe's, including Gail's Bakery. The River Thames runs parallel and the mainline station is a short stroll.

## Description

For sale as a "going concern".

Leasehold Guide Price £250,000 to include goodwill, fixtures, fittings and equipment- excluding VAT, if applicable.

Situated within the coveted riverside conservation area, the business occupies a charming Listed building arranged over ground floor and basement, with the added benefit of a split level two bedroom apartment above. The apartment is accessed from within the ground floor of the restaurant.

The restaurant has lots of character and is superbly presented featuring a retractable conservatory roof over part of the dining room- there is "al fresco" seating to the front also on the pedestrianised street. Currently laid out for 54 covers to the ground floor (internally). The basement provides storage space of approximately 175 sq ft with a ceiling height of 6', whilst the ground floor measures circa 1025 sq ft. Toilets and Kitchens are on ground floor level.

The upper apartment comprises; Lounge of 14'10" x 13'5". Kitchen/Dining Room of 16'2" x 13'3". Bedroom 1- 16'2" x 13'10". Bedroom 2- 14'7" x 11'6" plus Bathroom/W.C.

Presented in good order and with access from the Kitchen/Dining room to a roof terrace area.

Discretion required- please view only by prior appointment through us.

## General Information

**Tenure:**

Leasehold

**Price/premium:**

£220,000

**Rent:**

£40,000 Per annum

**Legal fees:**

Both parties to be borne by the ingoing tenant/purchaser

**Rateable value:**

The VOA website states a R.V. of £14,000, payable at the prevailing rate.

**Lease details:**

20 year lease from 2019 with 5 yearly Rent Reviews. Lease not inspected by Franklin Commercial, please verify.

**Trading hours:**

11.00-23.00. Currently closed Mondays and Tuesdays.

**Years established:**

11.

**Employees:**

8 in total, comprising full and part time.

**Client involvement:**

Full time.

## Features

- ✓ Beautifully presented throughout      ✓ Business for sale      ✓ Character property
- ✓ Close to many multiples      ✓ Close to station      ✓ Densely populated area
- ✓ Discretion required      ✓ Early viewing recommended      ✓ Favoured dining destination
- ✓ Long established      ✓ Outside seating      ✓ Residential accommodation
- ✓ Roof terrace      ✓ Town centre location      ✓ Turnkey opportunity      ✓ Al Fresco seating
- ✓ Close to river      ✓ Conservation area      ✓ Listed Building      ✓ Pedestrianised Street

## 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.







