



Price/premium £95,000

Rent £18,000 Per annum + VAT

Size 730 Square feet

Ref #3226

Address

Address: The Spaghetti Tree, 8 Station Parade, Brighton Rd

Postcode: SM2 5AD

Town: Sutton

Area: Surrey

Location

Situated on the busy Brighton Road close to Sutton station. The area has a mix of independent and multiple occupiers and is a popular dining destination with a great mix of restaurants and cafes.

Description

Leasehold guide price £95,000 to include goodwill, fixtures, fittings & equipment (trading name excluded-stock at valuation).

An opportunity to acquire these beautifully presented and fully fitted restaurant premises. The current family owned business has traded successfully on this site for some 40 years. The trading name is closely linked to our client's family and although they wish to retain this, there is still considerable goodwill linked to the site, and the premises offer a turn key opportunity at a low current rent, with nil rates payable (subject to the usual SBRR criteria).

The unit measures approximately 730 sq ft in total and the dining room accommodates 44/50 covers. There are male and female toilets and a well equipped kitchen.

The current business trades very profitably over 6 days and recent financials can be provided to genuinely interested parties after an initial inspection.

EPC band E.

Early viewing recommended- strictly by appointment only please.

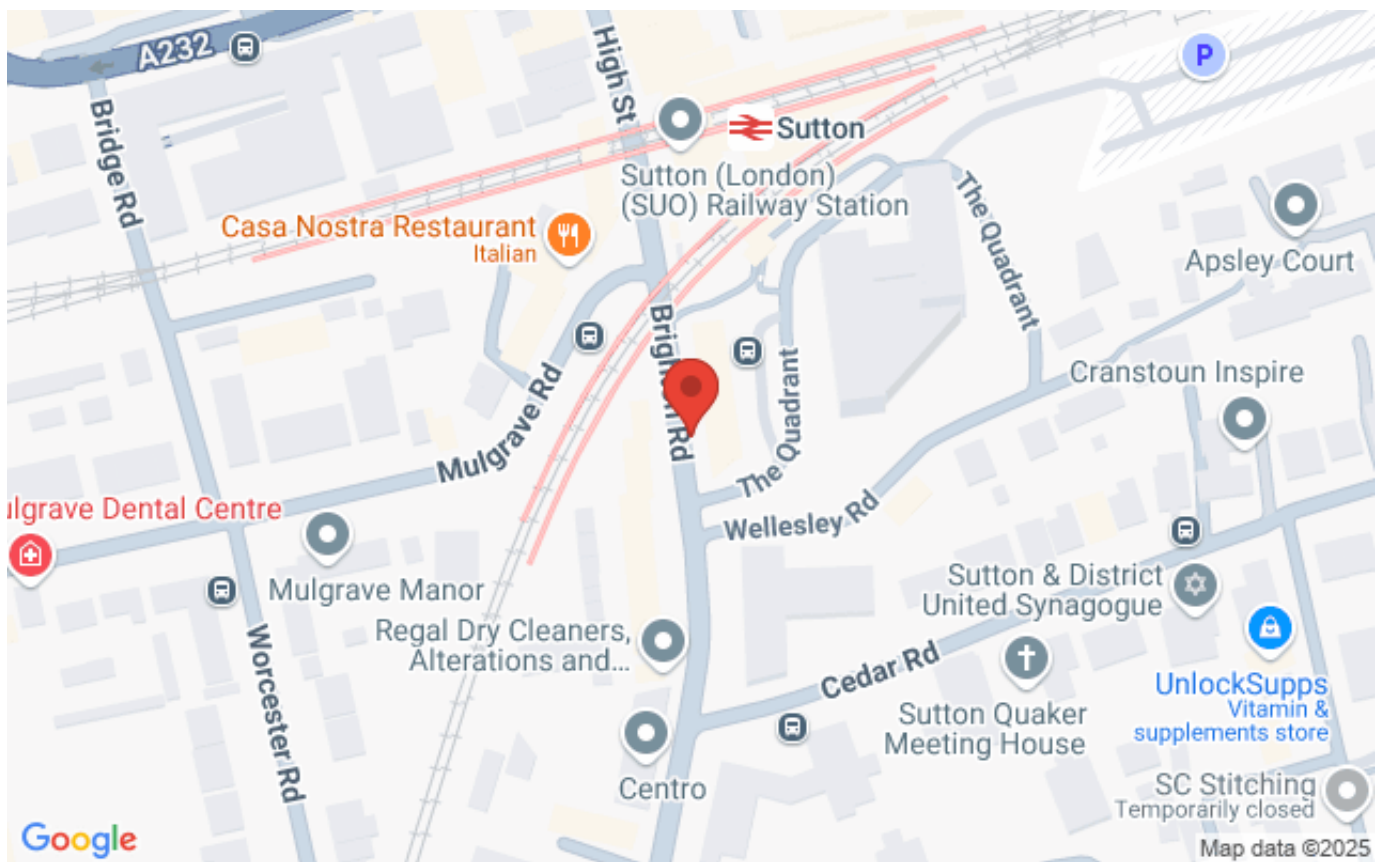
General Information

Tenure:	Leasehold
Price/premium:	£95,000
Rent:	£18,000 Per annum + VAT
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £12,000, so the business currently benefits from full Small Business Rates Relief.
Lease details:	Approximately 10 years unexpired. We understand the lease is drafted within the Landlord and Tenant Act 1954 and is therefore renewable- lease not inspected, please verify.
Trading hours:	Open 6 days per week (closed Sundays).
Years established:	40.
Employees:	4 full time employees and 2 part time.
Client involvement:	Full time.

Features

- ✓ Beautifully presented throughout
- ✓ Densely populated area
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Established dining destination
- ✓ High advised turnover
- ✓ Long established
- ✓ Turnkey opportunity
- ✓ Viewings by appointment only
- ✓ Close to station

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.



