



**Price/premium** £79,000

**Rent** £39,000 Per annum

**Size** 1,700 Square feet

**Ref** #3245

## Address

**Address:** 97 Maple Road

**Postcode:** KT6 4AW

**Town:** Surbiton

**Area:** Surrey

## Location

Located in a quaint parade approximately a five minute walk from Surbiton Station.

## Description

Business for sale- Guide price £79,000 to include lease, goodwill, fixtures and fittings.

This chic wine bar and restaurant is fitted out to a high standard and boasts plenty of character.

The ground floor is thoughtfully split into 3 main trading areas. Taking centre stage is the gleaming white marble bar adorned with 10 high velvet stools which look through to an open kitchen. Banquette-style seating allows for a further 20 covers in the main restaurant.

The conservatory to the rear of the property has more of a relaxed nordic decor adapting through the seasons with sumptuous throws in the winter and an electric roof for those warmer days. Downstairs, there's a speakeasy style gin bar, WC's and storage.

At the front of the property there are a further 10 covers.

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10am until midnight Monday-Saturday and from 10am until 11.30pm on Sundays. The rear conservatory is licensed until 10pm.

The license allows the sale of alcohol without food. A copy of the license is available on request.

The property comprises the following approximate floor areas:

Ground floor- 1,000 sq ft/ 92.9 sq m

Basement- 700 sq ft / 65 sq m

Viewings strictly by appointment only through Franklin Commercial- PLEASE DO NOT MAKE DIRECT APPROACH TO THE CURRENT OCCUPIER.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£79,000
<b>Rent:</b>	£39,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £35,250, payable at the prevailing rate.
<b>Lease details:</b>	Existing lease expiring 24th June 2036
<b>Employees:</b>	5 full-time and 5 part-time

## Features

- ✓ Air Conditioning
- ✓ Basement
- ✓ Beautifully presented throughout
- ✓ Close to station
- ✓ Densely populated area
- ✓ On street parking
- ✓ Business for sale
- ✓ Private dining room

## Property Map



## Important notice

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## 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.







