





**Price/premium** £89,500

**Rent** £15,000 Per annum

**Size** 894 Square feet

**Ref** #3275

## Address

**Town:** Haslemere

**Area:** Surrey

## Location

Located in a pretty Surrey countryside town with an excellent mix of cafes, shops and restaurants. The town is popular with families due to its picturesque buildings and quick connection to the A3 and London Waterloo.

## Description

Leasehold guide price £89,500 to include lease, goodwill, fixtures, fittings & equipment.

Beautifully presented Italian restaurant/ cafe in the heart of a busy Surrey Hills town presenting a turnkey opportunity for any purchaser.

Internally the space is bright and modern having been completely refurnished to a high standard by our client around 18 months ago.

The restaurant measures approximately 742 sq ft in total including the customer WC and provides around 30 covers.

The kitchen is well equipped with extraction and measures approximately 152 sq ft including a staff WC.

There is also seating outside (four tables) and an external store measuring 17 sq ft.

The current offering is mainly pasta, pizza and salads but there is scope to change or add to this as well as trade on a Tuesday/ Wednesday evening and Sundays. The property has a full alcohol license.

EPC Rating D.

Viewings strictly through appointment only through Franklin Commercial, please do not disturb the business owner or staff.

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£89,500
<b>Rent:</b>	£15,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £10,500, payable at the prevailing rate.
<b>Lease details:</b>	Existing lease with approximately 8 years remaining- lease not inspected by Franklin Commercial please verify
<b>Trading hours:</b>	Mon- Sat 9.30-15.00/ 18.00- 23.00 Closed Sundays
<b>Employees:</b>	1 full-time 3 part-time
<b>Client involvement:</b>	full time

## Features

- ✓ Excellent trading location
- ✓ Extraction
- ✓ Fitted catering kitchen
- ✓ On street parking
- ✓ Reverse air conditioning
- ✓ Stylishly fitted
- ✓ Turnkey opportunity

## 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.



