





**Price/premium** £90,000

**Rent** £45,000 Per annum

**Size** 3,000 Square feet

**Ref** #3357

## Address

**Address:** 55-57 Bridge Road, East Molesey

**Postcode:** KT8 9ER

**Town:** East Molesey

**Area:** Surrey

## Location

Fantastic and popular dining location, ideally situated close to Hampton Court Station and Hampton Court Palace, and just a short walk from the River Thames.

## Description

**Traditional Italian Restaurant– Established Since 1975.**

**Discretion required- View by prior appointment only- 020 7117 2526.**

**Leasehold Guide Price:** £90,000 *(To include new lease, goodwill, fixtures, fittings, and equipment. Stock at valuation.)*

We are delighted to offer this well-established and highly regarded traditional Italian restaurant, trading successfully since 1975 and under the ownership of the current proprietors for the past 10 years. The business is being sold as a going concern and represents an excellent opportunity for either an experienced operator, expansion of a group, or someone seeking to enter the hospitality industry.

The double fronted premises are spacious and benefit from additional basement storage/wine cellar. The internal layout currently accommodates 75 covers, complemented by a bar area. Externally, there is space to seat a further 14 covers at the front of the property. There is one parking space to be included in the lease.

The restaurant holds a **live music licence** for Friday evenings. Licensed hours are:

- **Sunday–Thursday:** 11:00–23:00
- **Friday & Saturday:** 11:00–24:00

The business presently operates:

- **Tuesday–Sunday:** 12:00–14:30
- **Tuesday–Saturday:** 18:00–23:00  
*(Closed Sunday evenings)*

Situated in a **highly sought-after location**, the restaurant benefits from strong local patronage as well as tourist trade, being only a short walk from the renowned **Hampton Court Palace**.

Premises not measured by us. The VOA website quotes an overall size of circa 3,000 sq ft, including the basement of 840 sq ft- please verify.

**This sale is confidential. Please do not approach any staff members.** All enquiries must be directed exclusively through ourselves.



## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£90,000
<b>Rent:</b>	£45,000 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £30,000, payable at the prevailing rate.
<b>Lease details:</b>	New lease for a term to be agreed.
<b>Years established:</b>	10 years in current hands
<b>Employees:</b>	3 Kitchen staff plus 2 front of house.
<b>Client involvement:</b>	Owner full time.

## Features

- ✓ Business sale
- ✓ Idyllic location
- ✓ Favoured dining destination
- ✓ Close to river
- ✓ Viewings by appointment only

## 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.







