



Business & Commercial Property Agents & Valuers



## CHRIS'S RESTAURANT

12-16 ST JAMES STREET,  
WESTON-SUPER-MARE,  
SOMERSET BS23 1SS

Ref 342

£400,000

FREEHOLD

- FIRST TIME ON MARKET SINCE 1962! RETIREMENT SALE
- SUBSTANTIAL CORNER PROPERTY IN TOWN CENTRE
- WELL FITTED LICENCED RESTAURANT PREMISES SEATS 130
- OPEN DAYTIME ONLY (THROUGH OWNERS CHOICE)
- GREAT OPPORTUNITY TO IMPROVE CURRENT BUSINESS
- WHICH SHOWS T/O £140,000 AND NET PROFIT CIRCA £50,000
- LARGE FIRST FLOOR WITH FOUR BEDROOMS
- PLANNING PERMISSION TO CREATE 2 SEPARATE SELF-CONTAINED APARTMENTS

£400,000 for the freehold property, the extensive inventory of trade fixtures and fittings and goodwill plus stock at valuation.

For further information please call:  
Bruce Sprosen on 07467 947296

OFFICES IN LONDON & SOMERSET  
CONSULTANCY

SALES - LETTINGS - VALUATIONS -



## LOCATION

Weston-Super-Mare is a large coastal town in North Somerset with a resident population of c.90,000.

The town continues to expand with new housing developments under construction.

Communication links are excellent with the M5 motorway on your doorstep, so the area is increasingly popular for commuters to major commercial centres such as Bristol which is less than 20 miles away.

Weston is perhaps better known for its glorious beach and famous pier and is still a popular holiday destination.

Our subject property is located close to the sea front in the heart of the towns' main shopping district.

## THE BUSINESS PREMISES

Has a substantial corner frontage and comprise of a well-presented restaurant/dining area that seats around 130 at quality oak wheelback dining chairs and tables.



Bar Servery

The large bar servery is well equipped with quality equipment including coffee machine and back bar refrigerator.



## Commercial Kitchen

Are situated to the rear of the premises and comprise of a main kitchen area that includes a plethora of professional stainless steel kitchen equipment that includes a six-burner hob and gas oven, commercial microwaves, bain-maries etc.

## Wash Up Area

Is situated to the side.



Store Room

Ancillary Area

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.



## FIRST FLOOR

Comprises of a lounge, kitchen, bathroom and four large bedrooms.

Also on the first floor are...

## THE BUSINESS

Has been owned and operated by our clients family since 1962.

The business trades as a traditional daytime restaurant serving classic dishes such as fish and chips, lasagne, burger and other popular dishes.

The premises is licenced until 11pm although our clients choose to close late afternoon as they are nearing retirement.

On this restricted basis, the business turns over c.£140,000 (net of VAT) and shows a net profit of around £50,000.

Clearly there is massive scope for new owners to expand and develop trade.

## DEVELOPMENT OPPORTUNITIES

We are informed that there is planning permission to convert the first floor to two self-contained apartments which in turn could be let, sold or used for owners.

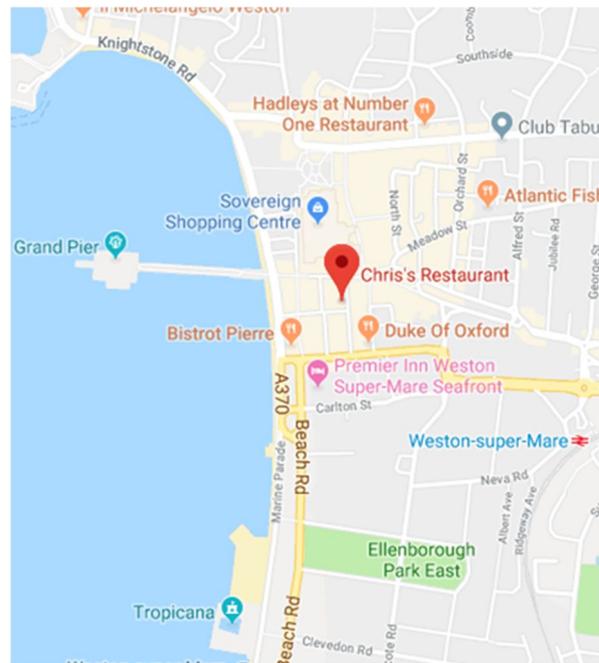
The substantial ground floor commercial premises could also, if desired, be developed into a number of multiple uses should new owners wish to.

## TENURE

Freehold.

## VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.



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