



**Suede Cocktail & Champagne Bar**

**13 High Street, Windsor SL4 1LD**

**Ref: 365**

**£160,000**

- **STYLISH FIRST FLOOR BAR ON WINDSOR HIGH STREET**
- **PRIME POSITION NEXT TO NATWEST BANK AND OPPOSITE WINDSOR CASTLE**
- **EXTENSIVE INVENTORY OF HIGH-QUALITY EQUIPMENT**
- **LICENCED FOR 120 WITH 2.30AM LICENCE ON FRIDAY AND SATURDAY**
- **ONLY OPEN 3 DAYS A WEEK AT PRESENT – MASSIVE SCOPE TO EXTEND AND IMPROVE TRADE**
- **CURRENT WEEKLY TURNOVER CIRCA £3,000**
- **FREE OF TIE RENT ONLY £27,000 PER ANNUM**

**£160,000** to include the leasehold property, valuable inventory of fixtures and fittings and goodwill plus stock at valuation.

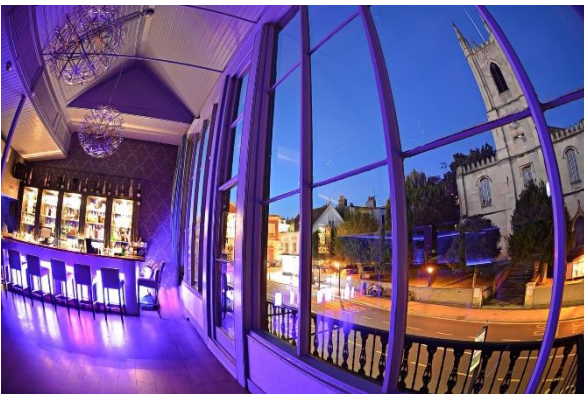
For further information please call:  
Bruce Sprosen on **07467 947296**

## LOCATION

Suede Nightclub enjoys a private trading position amongst the busy Windsor High Street.

The Royal Castle is literally opposite and is of a course a major tourist attraction. In addition, the town and surrounding hinterland has its own affluent population which provides an avid customer base for a business of this nature.

Communication links are excellent with the M4 and M25 Motorway nearby together with excellent rail links.



## THE BUSINESS PREMISES

Are located on the first floor and are of high quality throughout.



A self-contained entrance and staircase from the ground floor provides an access to a landing of which you will find...

## Main Bar

Which boasts a mix of stylish and loose fixed upholstered furnishings, fully equipped DJ booth and state of the art inhouse sound and lighting systems.



There are floor to ceiling picture windows with views over the High Street across to the Castle itself.

There is also a small balcony terrace with ornamental railings.



There are of course separate

**Male and Female Washroom / WCs**

**Small general / Bottle Store**

**Office**



There is also hot and cold air conditioning, CCTV and a full fire alarm system.

### THE BUSINESS

Has been owned and operated by our Clients for the past three years.

Through choice, our Clients open three evenings a week i.e. Thursday, Friday and Saturday.

Clearly, there is scope for daytime opening and opening additional days.

On this very restrictive level of opening, takings of around £3,000 per week are enjoyed which could obviously be massively developed by new owners with new ideas.



### TENURE

The property is subject to a 15 year lease with 11 years unexpired. The current passing rent is £27,000 per annum.

### VIEWING AND FURTHER INFORMATION

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

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.

