



Business & Commercial Property Agents & Valuers



CHRIS'S RESTAURANT
12-16 ST JAMES STREET,
WESTON-SUPER-MARE,
SOMERSET BS23 1SS

Ref 366

£18,950

- PRICE REDUCED - QUICK SALE REQUIRED DUE TO ILL HEALTH
- FIRST TIME ON MARKET SINCE 1962! RETIREMENT SALE
- SUBSTANTIAL CORNER PROPERTY IN TOWN CENTRE
- FULLY FITTED LICENCED RESTAURANT PREMISES SEATS 130
- GREAT OPPORTUNITY TO IMPROVE CURRENT BUSINESS
- T/O £140,000 WITH GREAT POTENTIAL AS VERY LIMITED HOURS
- LARGE FIRST FLOOR FLAT WITH FOUR BEDROOMS

£18,950 for the leasehold, 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 Kitchens

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.



Storeroom

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...

Ladies and Gents Customer WCs

THE BUSINESS

Has been owned and operated by our client's family since 1962.

The business trades as a traditional daytime restaurant.

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

On this restricted basis (PRE COVID), the business turns over c.£140,000 (net of VAT).

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

TENURE

Our Clients own the Freehold of this property.

It is proposed that a brand new 10 year lease be issued with an initial rent of £25,000 per annum.

Full details can be obtained from the owners' agents.



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.

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