



Ref: 374

£20,000

- RECENT T/O c.£15,000 PER WEEK (UNWARRANTED)
- IDEAL FOR CHEF OPERATOR
- COMPLETELY REFURBISHED LESS THAN 3 YEARS AGO
- TWO DINING AREAS PLUS PRETTY BAR
- REFURBISHED WCS AND GREAT CATERING KITCHEN
- OWNERS ACCOMMODATION INCLUDES 5 BEDROOMS AND 2 BATHROOMS
- WITH SEPARATE PRIVATE KITCHEN
- OFFERED ON A BRAND NEW AGREEMENT
- FREE OF TIE WINES, SPIRITS AND MINERALS

Circa £20,000 is thought to be the minimum of cash needed in order to enter into this excellent tenancy opportunity. This will not include payment for trade fixtures and fittings which can be purchased over a period of time.

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

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

CONSULTANCY
LETTINGS
SALES
VALUATIONS
INVESTMENTS

LOCATION

The subject property is situated in a prominent trading position on the edge of an affluent Devonshire small town.

The area can boast high demographics with some 18,000 people living within one mile radius of the subject business.



THE BUSINESS PREMISES

There is customer seating throughout for around 60 within two **dining areas** and a very attractive **central bar area**.

There are numerous character features throughout such as slate floor, panelled walls, exposed stone walls, fireplace, wood burning stoves and a high quality range of trade fixtures and fittings.



Ladies and Gents WCs

Are of outstanding quality and were also recently refurbished.

Commercial Kitchens

Are spacious and well fitted with a full range of equipment including commercial oven and hob, deep fat fryer, rational combination oven, commercial dishwasher and a range of refrigerator storage space.



PRIVATE ACCOMMODATION

The private quarters are self-contained. On the first floor you will find a lounge, kitchen and two large double bedrooms. There is also a new bathroom suite.

On the second floor, there are three further bedrooms and another bathroom. These bedrooms are in need of decoration.

OUTSIDE

To the rear is a small customer courtyard, a garage and further outside store.

There is car parking for three vehicles to the side of the property, whilst there is a large public car park directly adjacent.

THE BUSINESS

Is only available due to the ill health of the owner who is a chef operator and currently works 1.5 days within this business.

This would ideally suit a chef operator to take over and build on the excellent business created.

As this is a new letting, then we would be unable to provide detailed profit and loss trade accounts, however, we can provide some basic trading information.

The business will be tied to Admiral Taverns in respect to beers and lagers, ciders but free of tie for wines, spirits and minerals.

An annual rent guide is £44,000.

TENURE

A new five year agreement will be issued. Please contact us for further terms and conditions.