

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
Tel: 01920 469211 www.witherstomas.co.uk

FAMILY RUN ITALIAN RESTAURANT

FOR SALE LEASEHOLD

EAST HERTS

LOCATION	This long established Italian Restaurant is located in a busy East Herts town, just off the town centre but in an excellent position.
ACCOMMODATION	Good frontage of 38' (11.6m) with opening windows and potential for circa 25 covers outside. Restaurant circa 718 sq ft (66.7 sq m) with circa 75 covers, bar area, air conditioning, 2 parking spaces, alcohol takeaway license. Good sized fitted kitchen. Pre-covid turnover circa £240k
TERMS	This property is available, for sale, leasehold.
PRICE	£80,000 to include fixtures and fittings, goodwill and stock.
RENTAL	£24,000 p.a. plus service charge with rental payments made quarterly in advance with one quarters rental deposit. Our clients are currently holding over on the existing lease and therefore a new lease will be agreed with the landlords. Subject to agreement.
RATEABLE VALUE	The rateable value is £23,750 but interested parties' are advised to make their own enquiries with the local authority.
LEGAL COSTS	All parties' legal expenses to be paid by the ingoing tenant(s).
VIEWING	Strictly by appointment only through: WITHERS THOMAS TEL: (01920) 469211

Folio No.5/42F

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.