

## LICENSED RESTAURANT FOR SALE – 1,759 FT<sup>2</sup> / 163 M<sup>2</sup>



### BALLARÒ, 34 HEATH STREET, TWICKENHAM, TW1 4BZ

**LOCATION** Twickenham is located just to the West of London approximately 3 miles south of the M4 and 3 miles East of the M3 whilst the town's BR station provides a fastest journey time of approximately 23 minutes into London Waterloo. The property is located in the town centre which boasts numerous independent and corporate operators including Burger King, Caffè Nero, Harris + Hoole, KFC, Marks & Spencer Simply Food, Pizza Express, Rileys Sports Bar, Starbucks and Zizzi.

Twickenham Stadium provides much extra revenue on event days which not only includes top rugby union club and international games but the stadium has also hosted major music concerts such as Rolling Stones, U2, Bon Jovi, R.E.M plus the NFL. See <http://www.englandrugby.com/twickenham/whats-on/> for a calendar.

**DESCRIPTION** The restaurant was refitted to a high standard in 2016 and is arranged solely on ground floor incorporating a rear yard that houses 2 parking spaces. It accommodates approximately 65-70 internal covers plus 8-12 external covers to the front of the restaurant and includes a commercially fitted kitchen with full cooking extract. There is also a pizza oven with prep area in the main restaurant area that has it's own extract route. In all the approximate GIA is 1,759 ft<sup>2</sup> / 163 m<sup>2</sup>.

**BUSINESS RATES** The VOA website advises that the current rateable Value is £31,750 which at 47.9 p in the £ gives rises to rates payable of approximately £15,250 for 2017 / 2018, excluding supplements.

**PREMISES LICENCE** The restaurant benefits from a premises Licence that permits the sale of alcohol on the premises between the hours of 11am and midnight, Monday to Saturday and midday to 11.30pm on Sunday.

**TENURE** We are advised the demise is held on an existing effective fully repairing and insuring lease for a term of 15 years from October 2016, incorporating 5 yearly rent reviews and at an annual rent of £32,000 per annum.

**PRICE** Our clients are seeking premium offers if £89,000 subject to contract, for their Premises Licence, leasehold interest and all trade fixtures & fittings in situ.

**HOLDING DEPOSIT** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on [steve@selsian.com](mailto:steve@selsian.com) / 07594 097 078

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