

Prime Restaurant To Let Guildford



274 HIGH STREET GUILDFORD, GU1 3JL

- 116 covers on ground and first floors / 3,700 sq ft total
- High footfall area in prime restaurant pitch near G-Live Music Venue
- Fully fitted and closed for business
- Affluent Surrey town
- Net Sales previous 12 months circa £1.2m excl

TO LET – GUIDE RENT £120,000 PA

THE PROPERTY WILL BE TAKEN WITH THE BENEFIT OF ANY FIXTURES AND FITTINGS ON THE PREMISES

SUBJECT TO CONTRACT

COUNL218

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Location

Located in a prominent position on the High Street of Guildford, a short distance from the junction which connects Epsom Road and London Road.

Other nearby restaurants include: Zizzi, Pizza Express, The Chilli Pickle, Turtle Bay, TGI Friday's and Giraffe.

Description

The restaurant is fully fitted and arranged on ground and first floors. Some alfresco dining along shop front.

Accommodation

GROUND	Trading area provides 64 covers. Open plan trade kitchen to rear. Prep area, waiter station & disabled WC.
FIRST	Dining area overlooking ground floor restaurant, provides 52 covers. Male & female WC's, dry store, cold store, staff changing area, wash area, refuse store and bar servery.

Floor Areas (very approximate, for indicative purposes only and deduced from VOA)

Ground	1,500 sq ft (GIA)
First	2,200 sq ft (GIA)
Total	3,700 sq ft (GIA)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Fixtures, Fittings, Furniture & Equipment

The restaurant was fitted out to a high standard by the previous tenant who is in administration. Our client has taken occupation of the property together with all fixtures and fittings, and will assign whatever rights they have in the fixtures and fittings to a prospective purchaser.

Tenure

Our client Azzurri holds a lease for a term of 25 years which expires on 27th September 2025. The current passing rent is £127,500 per annum. The next rent review will be on the 29th September 2020.

Azzurri are prepared to assign their existing lease, subject to covenant, or grant a new sublease at a guide rent of £120,000 pa.

User clause – Class A1 or A3 of the Town and Country Planning (Use Classes) Order 1987.

Licensing

Permitted to sell alcohol ancillary to a substantial meal between the hours of:

Mon-Sat:	11am – Midnight
Sun:	Noon – 11:30pm

Planning

The property is Grade II listed and is situated within Guildford Town Centre conservation area.

Rating Assessment

The restaurant is listed as "restaurant and premises" with a rateable value of £120,000 with effect from April 2017.

Services

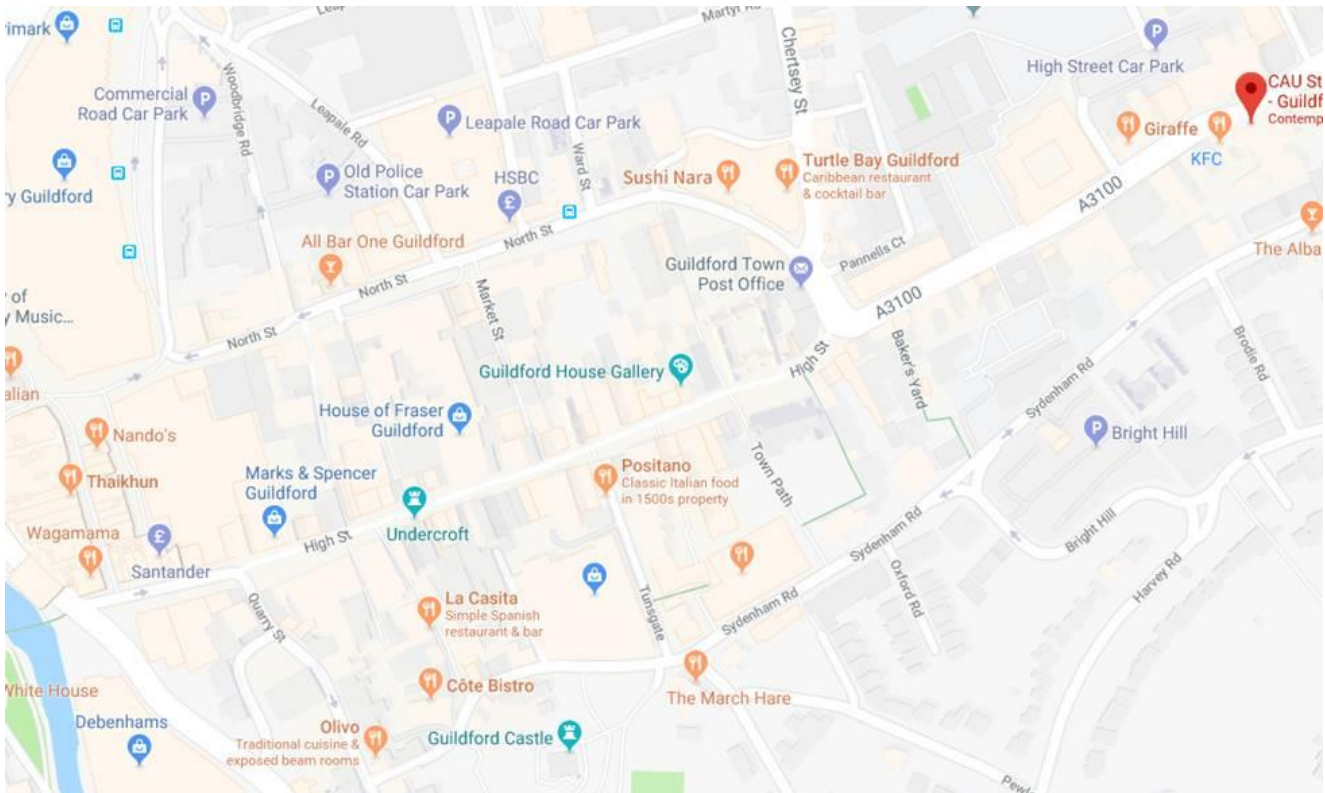
We are advised that the property is connected to all mains services.

Viewing

For further information and to arrange a viewing please contact Matthew Englander or Richard Negus on 020 7836 7826 or matthew.englander@agg.uk.com / richard.negus@agg.uk.com

EPC

An EPC report is available upon request.



Source: Google Maps. Not to scale - Provided for indicative purposes only.

