

# FARNHAM 5,000 sq ft BAR RESTAURANT LEASEHOLD FOR SALE



## **BOTANIST, 4-5 TOWN HALL BUILDINGS, THE BOROUGH, FARNHAM GU9 7ND**

- Attractive bar restaurant (100+ covers) in affluent Surrey town
- Prime location with high footfall
- First floor external terrace
- Lease expires 2040 – rent £90k pa
- Full on licence open to 00:30hrs
- Fully fitted to high standard

**GUIDE PRICE - £50,000** - (plus VAT if applicable) for the leasehold interest and trade contents

**SUBJECT TO CONTRACT** sole selling/letting agents

**COUNL384**

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## Location

Affluent surrey town. Population 39,488 (2011)

Situated in heart of town centre close to; Cote, Gigging Squid, Bill's, Zizzi, Pizza Express and many more.

A location plan is attached.

## Description

Forms the basement, ground and two upper floors of a character mid terraced property. Covered pavement on ground floor and external terrace on first floor provides outside covers. Emergency escape to rear for all levels.

Internally the property is set out as follows:

- Basement -** Storage, cellar and plant.
- Ground Floor -** Bar servery, disabled WC, female WCs, glass wash, trading for circa 40 covers, rear service access / escape.
- First Floor -** Male WCs, trading for circa 30 covers. External terrace for circa 30 covers, rear emergency escape.
- Second Floor -** Trade kitchen, staff room, storage, staff WCs, office, rear emergency escape.

### Floor Areas (areas have not been measured and are for indicative purposes only)

Ground	1,250 sq ft
First floor	900 sq ft
First floor balcony	325 sq ft
Second floor	1,000 sq ft
Basement	<u>1,500 sq ft</u>
	<b><u>4,975 sq ft</u></b>

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.

## Tenure

Leasehold for a term of 25 years from 6th August 2015 at a passing rent of £90,000 pa subject to review 5th August 2020 and every 5 years thereafter.

User – restaurant within Use Class A3 and subject to landlord's consent, such use within Use Class A4.

Service charge payable circa £16k.

## Licensing

From informal enquiry of Waverley Borough Council, it is understood that the property has a Premises Licence permitting the sale of alcohol on and off the premises from 9:00am until Midnight Monday to Wednesday; 9.00am until 12.30am Thursday to Saturday; and 9.00am until 11.30pm Sundays.



## Planning

From enquiry of Waverley Borough Council, we have been advised that the property is Grade II Listed and situated within Farnham Conservation Area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £89,300.

## Trade

£,000 per week (exclusive of VAT)	
April 2017 - March 2018	£21.8
April 2018 - March 2019	£21.3
April 2019 - March 2020	£17.6
Aug 2021 - July 2022	£20.7

## EPC

Available upon request.

## Viewing

The business is open for trade but staff are unaware of the property being marketed for sale and should not be approached under any circumstances.

For further information and to arrange a viewing please contact Richard Negus or Michael Penfold on – Tel: 020 7836 7826 or Email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com) / [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)



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

## Internal / Terrace Photographs

