

GUILDFORD TOWN CENTRE RESTAURANT LEASEHOLD FOR SALE



THEION, CENTENARY HALL, CHAPEL STREET, GUILDFORD, GU1 3UH

- Prominent location in Guildford's prime restaurant pitch
- Attractive character property providing 100 covers and benefitting from lofted ceilings
- High footfall area close to Guildford Castle and Tunsgate Quarter
- Lease expires 2034 – Rent £95,000 per annum
- Fully fitted to high standard

GUIDE PRICE £80,000 - (plus VAT if applicable) for the leasehold interest and trade contents

SUBJECT TO CONTRACT sole selling/letting agents

COUNL408

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Location

Guildford is an affluent town in west Surrey, some 27 miles southwest of central London. Population of the town is 77,000 and wider borough is circa 143,000.

Chapel Street, south of the High Street, next to Gigging Squid and Cote. Close by is the Tunsgate Quarter where Ivy, Ivy Asia, Pho, Loungers and Gail's are located.

A location plan is attached.

Description

The original building dates from 1802. It was modified and renamed in 1902, its centenary year, as Centenary Hall. The building was used for a variety of uses and reopened in 2004 as a Loch Fyne restaurant.

Stunning building arranged over ground, lower ground and 2 upper floors. Small courtyard to the front and emergency escape to the rear.

Accommodation

Reception area, disabled WC, disabled lift, seating area fronting bar servery, trade kitchen with mechanical extraction to rooftop level, dry and chilled storage, manager's office, staff changing, plant room, and refuse area.

Floor Areas (areas not measured and therefore for indicative purposes only)

Lower Ground	1,200 sq ft
Ground	150 sq ft
First	1,600 sq ft
Second	<u>200 sq ft</u>
Total	3,150 sq ft

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

Held leasehold for a term of expiring 2034. The passing rent is £95,000 per annum, subject to review in 2024.

Licensing

Permitted to sell alcohol between the hours of 11:00am to midnight Monday to Saturday and midday to 11:30pm Sunday. Alcohol to be sold as ancillary to table meal.

https://mylicencegbc.guildford.gov.uk/register/index.html?fa=licence_register&licence_id=14071&council_id=1

Planning

Locally listed and situated within Guildford Town Centre Conservation Area.

Landlord

Mountcharm (S.E.) Limited, Northside House, Mount Pleasant, Barnet, EN4 9EE (Jason Robert Cooper).

Rating Assessment

The property has a rateable value of £64,500 with effect from April 2023.

EPC

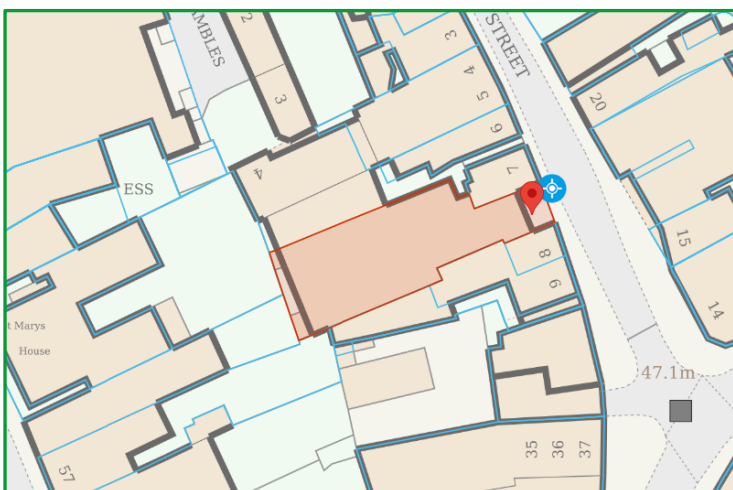
This property has a D rated EPC.

Further Information

For further information and to arrange a viewing please contact Richard Negus on – Tel: 07850 642808 or Email: richard.negus@agg.uk.com



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



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External and Interior Photos

