

## RESTAURANT LEASE FOR SALE – ALDERLEY EDGE

**GIGGLING SQUID, 50 LONDON ROAD, ALDERLEY EDGE SK9 7DZ**

- Beautiful restaurant in Cheshire's Golden Triangle
- 109 covers over ground and first floors – circa 3,500 sq ft
- Fully fitted to high standard – lofted ceiling
- 16 external covers under retractable canopy
- Leasehold - rent £90k pa – Business closed

**GUIDE PRICE – NIL PREMIUM FOR LEASEHOLD INTEREST**

**Subject To Contract** (Sole Selling Rights)

**COUNL420**

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## Location

Affluent village in Cheshire's Golden Triangle, located some 12 miles south of Manchester and overlooks the Cheshire Plain. Population 4,780 (2011)

Restaurant is prominently located at the centre of the village. Nearby operators include; Gusto, Victors, Botanist and San Carlo.

[Link to Street View](#)

## Description

Attractive Victorian attached property arranged over ground, basement and first floors. External trade area to front under large retractable canopy. Concrete yard to rear sufficient for 3 cars and refuse storage.

The restaurant is closed for business.

## Accommodation

Ground floor – 65 covers, open staircase to basement and first floor dining, bar servery, wheelchair friendly WC, rear emergency escape.

First floor – 44 covers under vaulted ceiling, waiter station, trade kitchen and staff staircase to all levels. Attic storage.

Plant / extraction to rear on flat roof.

Basement – customer toilets, staff room, office, cold room, chilled room / walk-in freezer, storage and cellar.

## Furniture & Equipment

The restaurant was extensively refurbished and opened in June 2022. Offers will be considered for the furniture and equipment.

**Floor Areas** (not measured and deduced from the VOA on a GIA basis, therefore areas are approximate)

Ground floor	1,400 sq ft
Basement	750 sq ft
First Floor	1,300 sq ft
First floor attic	<u>200 sq ft</u>
<b>Total</b>	<b><u>3,650 sq ft</u></b>

NB: The floor areas set 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 20 years from 4th November 2021 and expiring 3rd November 2041 with a tenant break in year 15. Passing rent is £90,000 per annum rising by £5k pa to £100,000 per annum in year 5. Rent reviews every 5 years. User restaurant within Use Class E with ancillary takeaway services. Underletting of the whole is permitted at market rent. Pavement licence exists for 16 external covers.

### Premises Licence

Licensed to sell alcohol on and off the premises between the hours of 11:00hrs and 23:30hrs Monday to Saturday and 22:30hrs on Sunday.

Alcohol to be supplied ancillary to a seated table meal and by waiter / waitress service only.

### Rating Assessment

Listed as restaurant and premises with a Rateable Value of £59,000 wef April 2023.

### EPC

Available upon request – energy rating is E

### Exclusions

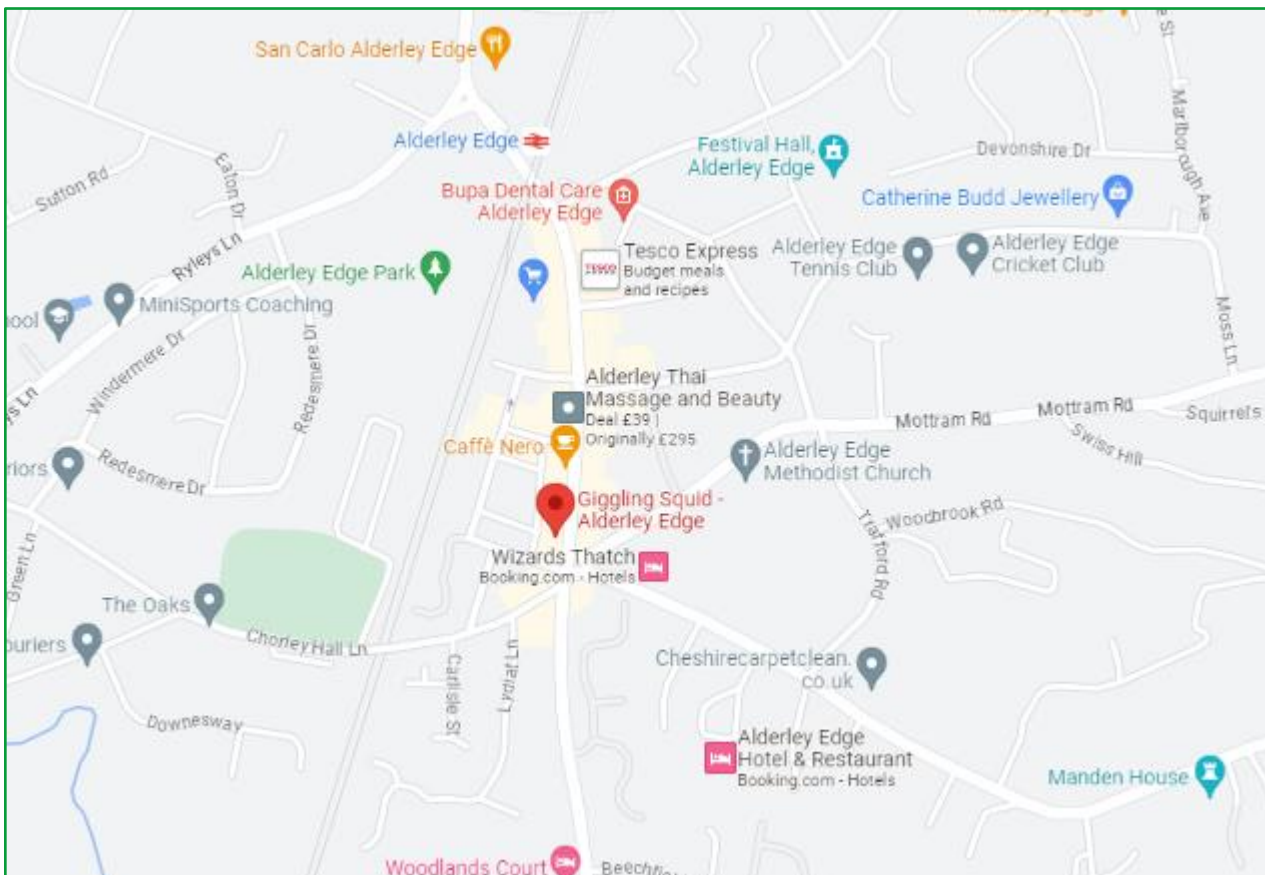
The brand name “Gigging Squid” and anything associated with the name, computers, electronic tills, stock, smallwares and any leased items.

### Viewings & Further Information

Please contact Richard Negus on - Tel: 07850 642 808 or Email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

### Location Map [Link to Location Map](#)

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



## Internal Photos

### First floor dining area



### Ground floor dining area

