



5 Green End, Whitchurch, SY13 1AD

**201.23 sq m
2,166 sq ft**



£9,000

Per annum

Town centre first floor premises offering an open plan area with commercial kitchen and toilet facilities. The premise holds consent for A3 (restaurant & cafe) but would also suit alternative uses including retail or other uses, subject to relevant consent. The equipment is available by separate negotiation.

To view: 01782 212201
commercial@bjbmail.com



Description

The first floor provides a large air-conditioned room which is currently trading as a restaurant seating approximately 80 covers but is also considered suitable for alternative uses. There is a fully equipped kitchen and bar area to the rear plus, ladies and gents toilets. We understand that the premises licence provides for the on sale of alcohol between the hours of 12pm until 12am Sunday to Thursday, and between 12pm and 12am Friday and Saturday. An internal fire escape links the upper floors to the ground floor entrance. The ground floor retail unit does not form part of the property.

The equipment is available by separate agreement.

Accommodation

Ground Flr Stores: 50.45 sq m (543 Sq Ft)

1st Floor: 115.38 sq m (1,242 Sq Ft)

Kitchen: 35.40 sq m (381 Sq Ft)

Services

All mains services are available subject to any reconnection which may be necessary.

Planning

Bjb recommend that potential occupiers make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised in planning terms.

Business Rates

The VOA website advises the rateable value for 2017/18 is £7,100. The small business multiplier is 46.6p up to a rateable value of £51,000. The Small Business Rate Relief has increased to 100% for businesses with a rateable value of up to £12,000. Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.



Tenure

Leasehold on a new lease to be agreed, with the Tenant required to provide a rent deposit of £3,000 to be held for the duration of the lease.

Legal Costs

The incoming tenant is responsible for the landlord's legal costs in connection with the preparation of the lease.

Viewings

Strictly by appointment via bjb commercial, Head Office, Lake View, Festival Way, Stoke-on-Trent ST1 5BJ. Telephone 01782 212201. Opening hours are 9.00-5.30pm, Monday to Friday.

VAT

Vat is not applicable to the rent.

Proof of identity

To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Butters John Bee. Where a property is due to go to auction, all bidders will be required to register prior to auction.



IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.