



5 Green End, Whitchurch, SY13 1AD

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



£250,000

Town centre first floor restaurant offered with vacant possession, offering potential for owner occupation or investment purposes, and two second floor flats. The flats are let at £450 pcm and £450 pcm, producing £10,800 pa.

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Description

The premises are accessed directly off Green End, leading to the restaurant area on the first floor. There are storage areas at ground floor level to the rear.

The restaurant is air-conditioned and seats approximately 80 covers, with a fully equipped kitchen and bar area. Ladies and gents toilets are also located on the first floor. 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.



Description Cont.

The second floor consists of two x 2 bedroom flats. Both flats offer spacious and well presented living accommodation comprising of lounge, kitchen, bathroom and double bedrooms. An internal fire escape links the upper floors to the ground floor entrance. The freehold interest including fixture and fittings are being offered. The ground floor retail unit does not form part of the property.

Accommodation

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

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

Kitchen: 35.40 sq m (381 Sq Ft)

2 x 2 bedroom second floor flats.

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 2020/21 is £7,100. The standard non-domestic business rates multiplier is 49.3p. The small business multiplier is 51.2p up to a rateable value of £51,000. Small Business may benefit for upto 100% on premises with a rateable value of up to £12,000 and a tapered relief for rateable values between £12,000 and £15,000.

Bjb recommends interested parties make their own enquiries into the business rate payable any further business rate relief which may be available.



