# CONFIDENTIAL - STAFF UNAWARE STUNNING WINE BAR & RESTAURANT LEASE FOR SALE 97 MAPLE ROAD, SURBITON, KT6 4AW







# **LOCATION**

Located in a quaint parade know locally as Surbiton Village, a mere 5 minute walk from Surbiton Station. Nearby operators include The Antelope, The French Table, Cento Uno and Gordon Bennetts

### **ACCOMMODATION**

This chic wine bar and restaurant is fitted out to a high standard and boasts plenty of character. The ground floor is thoughtfully split into 3 main trading areas. Taking centre stage is the gleaming white marble bar adorned with 10 high velvet stools which look through to an open kitchen. Banquette-style seating allows for a further 20 covers in the main restaurant. The conservatory to the rear of the property has more of a relaxed nordic decor adapting through the seasons with sumptuous throws in the winter and an electric roof for those warmer days. Downstairs, there's a speakeasy style gin bar, wc's and storage. At the front of the property there are further 10 covers looking out onto Maple Road.

# **ACCOMMODATION**

The property comprises the following approximate floor areas:

Ground floor - 1,000 sq ft/ 92.9 sq m Basement - 700 sq ft / 65 sq m

# **LEASE**

Available by way of an assignment of the existing 12 year lease from 25th June 2014 at a passing rent of £37,000 pax pax rising to £38,000 in 2024 & £39,000 in 2025. A lease extension may be possible. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

# **PREMIUM**

On application

# **FIXTURES & FITTINGS**

All fixtures and fittings are included apart from the coffee machine.

### LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10am until midnight Monday-Saturday and from 10am until 2330 on Sundays. The rear conservatory is licensed until 10pm. The license allows the sale of alcohol without food. A copy of the license is available on request.

### **BUSINESS RATES**

Rateable Value (from April 2023) -33,250 UBR - 0.499 Rates Payable - £17,589

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

# **FURTHER DETAILS**

Marc Rogers 07816 764653 marc@mkrproperty.co.uk http://www.mkrproperty.co.uk

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correctbut their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment











