

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





LOCATION

Located in a quaint parade known 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>



