

## CITY CENTRE RESTAURANT

### PRICE REDUCTION



## 4A ARGYLE STREET, BATH BA2 4BA

- Well established licensed restaurant
- Excellent location close to Pulteney Bridge among a host of eating places
- Popular with both residents and visitors
- Suitable for a variety of styles
- Licenced until 2.00 and 2.30 Friday and Saturday
- 12 year lease from July 2015. Rent £22,500 a year. Premium offers invited

[www.derekwalker.com](http://www.derekwalker.com)

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

## ACCOMMODATION

**Restaurant** approx. 3.5 x 9.95m with recessed lobby entrance, display window giving good natural light, recessed spot lighting, servery and wood strip floor.

**Kitchen** at the rear approx. 3.85 x 1.8m plus extension 1.2 x 3.9m with gas stove, non slip flooring, extractor hood, double sinks and store off.

**Store** room at lower level approx. 3.15 x 1.94m with windows and outside door to flat roof.

### Basement:

**Store** 2.8 x 1.17m and

**Toilets** for ladies and gents.

## SERVICES

All main services are connected and in use.

## RATES

The property is assessed to Rateable Value £18,500. Rates payable in the year to 31 March 2019 are £8,880.



## PLANNING

Use as a restaurant is long established. The property is Listed Grade II.

## LICENSING

The restaurant has a Premises Licence.

## FLOOR SPACE SUMMARY (NIA)

Total internal floor area:

Restaurant	36m <sup>2</sup>	387 sq ft
Kitchen	11.6 m <sup>2</sup>	125 sq ft
Stores	9.4m <sup>2</sup>	101 sq ft

## BUSINESS

The proprietor has invested in setting up the Italian restaurant with new décor and fittings and has enjoyed two years trading. He now wishes to sell for family reasons. Details of the business can be discussed with the agent.

## LEASE

A lease for 12 years from July 2015 with three year rent review at current rent of **£22,500** a year. The tenant is responsible for repair and decoration to the interior and shop front and for a share of the building insurance premium.

## PRICE

Premium offers on **£40,000** are invited for the lease, goodwill, fittings and equipment with stock at valuation.

## COSTS

Each party will be responsible for their own legal costs and for half of the landlord's legal costs involved in the transfer.

## VIEWING

By appointment through the agent please:

Derek Walker 01225 448944  
dwalker@derekwalker.co.uk

## NOTE

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.