

lease for sale

Fully Fitted Bar/Restaurant

107 m² (1,152 ft²)



Sommar Bar
29 Church Street
Warrington
WA1 2SS

- Recently Renovated
- Licensed until Midnight
- Fully Fitted Ready for Trade
- Unique Fit Out & Outside Terrace
- Currently Zero Rates for Small Business

MORGANWILLIAMS.com

01925 414909

Location

The property is prominently situated at the roundabout junction of the A49, Buttermarket Street and Church Street.

It is situated on the fringe of the Town Centre and convenient parking is available directly opposite, on Buttermarket Street, and the closeby Sainsburys, which is just 3 minutes walk.

Description

We are delighted to offer for sale a lovingly renovated leasehold cocktail bar and eatery, that is fully fitted out and ready for immediate trade.

The welcoming interior has a central feature bar along one side, together with individual seating areas and a quirky décor, which will provide an intimate and relaxing atmosphere.

Also included is a fitted kitchen with extraction and wc facilities and an outside smoking terrace at the rear.

All current equipment is provided for the tenant's use and this valuable lease and business opportunity is available for a one off purchase of just £25,000.

A new long term Lease is available direct from the Landlord.

Accommodation

Approx. Gross Internal Area, including Basement.

Total:	107 m ²	1,152 ft ²
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Services

Mains electricity, water and drainage are connected.

Trading Hours

We are advised by the Landlord that the property is licensed for food and drink until Midnight, 7 days a week.

Rates

Ground Floor Rateable Value: £12,000.

Current Small Business Payable: Zero.

Non-Small Business Payable 2023/24: £5,988.

Qualifying small businesses should be fully exempt from business rates at the present time. However, this is under review.

Premium

A one off premium fee of just £25,000 is required to secure the new Lease, business opportunity and use of all fixtures and fittings.

Rental

£16,000 per annum.

Lease Term

A new long term Lease is available direct from the Landlord, for a minimum 5 year term, on a tenant's effectively full repairing and insuring basis and including periodic upward only rent reviews.

VAT

We are advised that VAT is not applicable to the above premium and rental.

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates RBates@morganwilliams.com

For details of other properties, our website address is

www.morganwilliams.com

SUBJECT TO CONTRACT

EPC - Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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