

**KINGSTON UPON THAMES,**  
**Centrally located**

**FULLY FITTED CAFÉ/RESTAURANT NEAR TRAIN  
STATION AND COLLEGE**



Jubilee House  
Jubilee Close  
Hampton Wick  
Surrey  
KT1 4DG

**T 020 8977 6885**

**BUSINESS FOR SALE BY WAY OF BRAND NEW LEASE**



**A3 (RESTAURANT/CAFE)**

**Close to station and town centre**

**500 SQ FT (46.4 M2) APPROX**

**BRAND NEW LEASE**

**PREMIUM APPLICABLE**

**GOOD CONDITION AND SPECIFICATION**

## LOCATION

This property is prominently situated within a busy parade of shops situated on the edge of Kingston town centre within a busy commercial area and adjoining a large residential population. The premises benefit from a good footfall and excellent visibility from passing traffic.

Neighbouring occupiers include a vibrant mix of independent retailers, bars, restaurants as well as Sainsbury's and Virgin Active.

Existing tenant yet to be advised of termination of their lease. Address of premises on application.

## DESCRIPTION

This A3 premises is currently trading as a Café and Coffee Shop and is fitted to a good standard throughout. Internally the café is arranged to have seating to the front, with open kitchen, WC and stores to the rear. There is accommodation for approximately 25 – 30 covers including a conservatory seating area and a small forecourt.

Specification includes tiled floors, suspended ceiling, strip lighting, illuminated menu board, glass fronted soft drink fridge, display counter, air conditioning, extraction equipment and commercial kitchen.

## ACCOMMODATION (approx.)

500 sq ft      (46.4 sq m)

## BUSINESS RATES

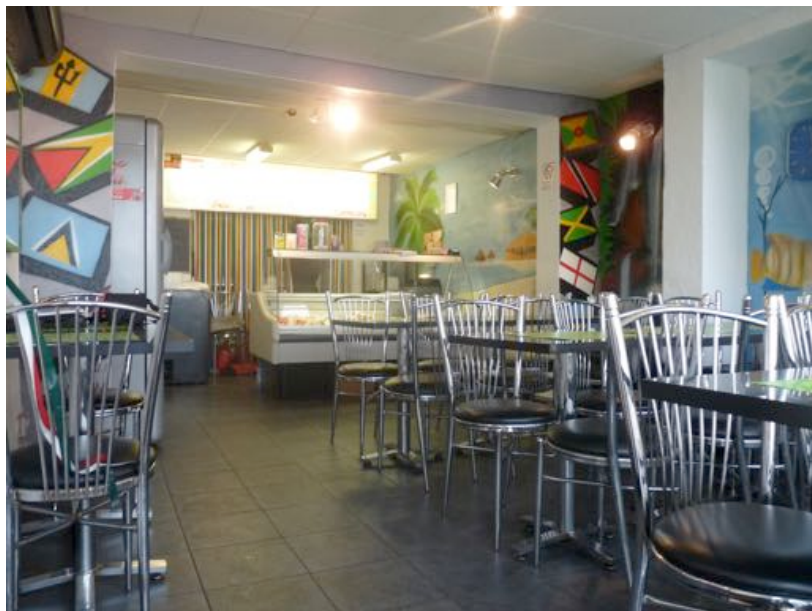
We have been informed the rates payable may benefit from 100% Small Business Rate Relief (SBRR) from April 2017. Interested parties are advised to make their own enquiries.

## LEASE AND PRICE

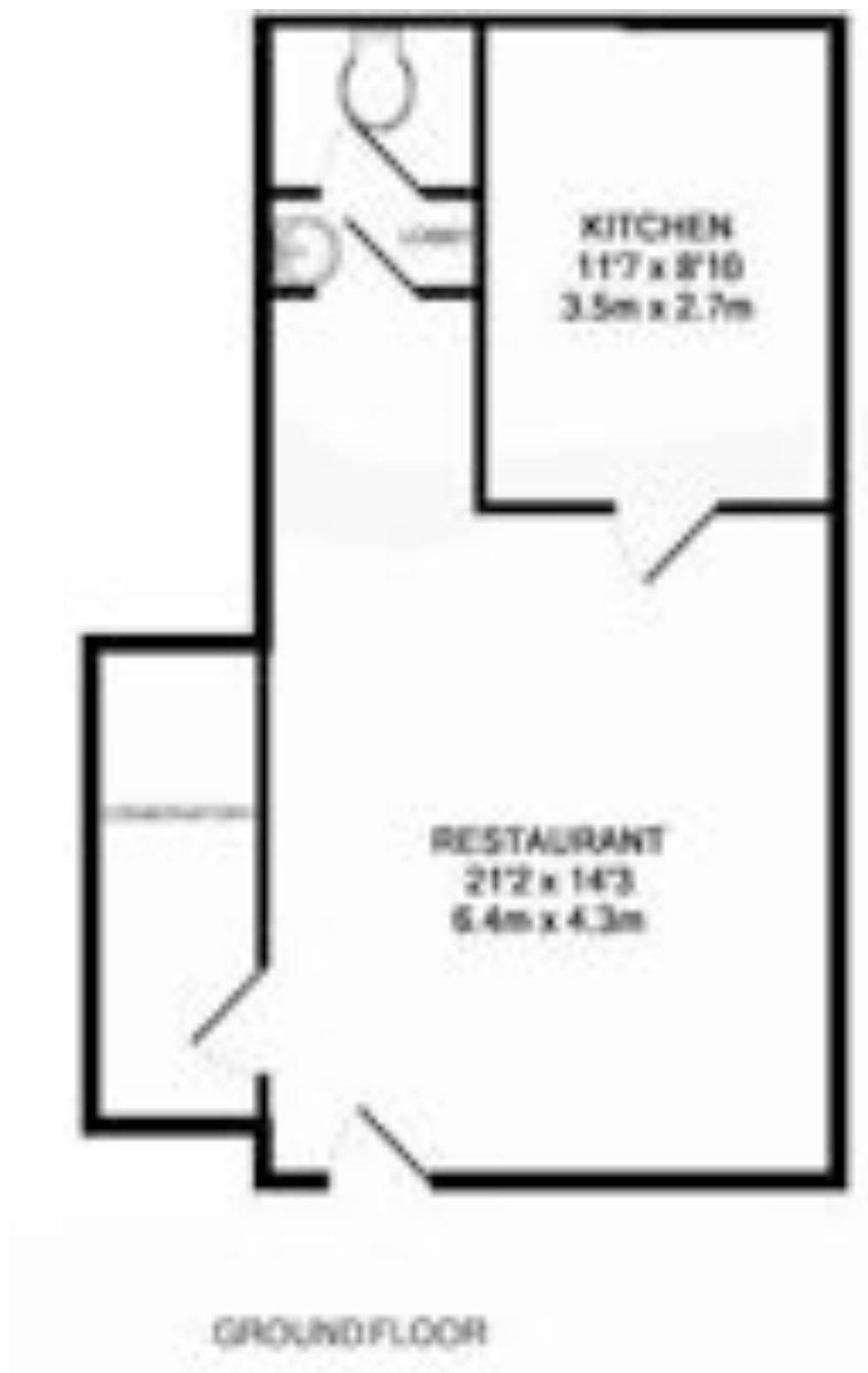
The business is available by way of a brand new Full Repairing and Insuring lease at a guide rent of £15,000 per annum for a term to be agreed. A suitable rent deposit will be required by the landlord subject to references.

## PREMIUM

Offers in the region of £15,000 to include the lease, fixtures, fittings, equipment and goodwill. Premium is negotiable depending on applicant's requirements.



INDICATIVE FLOORPLAN – Interested parties are advised to make their own checks



#### FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

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020 8977 6885  
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