

# MORGAN WILLIAMS. Restaurant TO LET / FOR SALE



## Treasury Building, Palmyra Square South, Warrington, WA1 1BL

### Leasehold Restaurant Business

#### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	2,755 sq ft / 255.95 sq m
<b>Rent</b>	£55,000 per annum
<b>Price</b>	£130,000
<b>Rates Payable</b>	£5,738.50 per annum
<b>Rateable Value</b>	£11,500
<b>EPC Rating</b>	D

#### Key Points

- Unique Opportunity
- Prime Position in Building
- Ready for Immediate Trade
- Includes Alfresco Terrace
- Fully Fitted
- Best Location in Town
- Overlooking Queens Gardens
- Currently No. 2 on Trip Advisor

Location

The Treasury Building is situated at the junction of Palmyra Square and Springfield Street, overlooking Queens Gardens within the Cultural Quarter.

The property is situated between the Parr Hall and The Pyramid Art Centre. Golden Square and the retail core and Time Square, the leisure core, are both within 5 minutes walk.

Description

The Treasury Building is one of the finest landmark buildings in Warrington, that has been lovingly restored to its former glory by the current Landlord.

The subject property, Vandal Bar/Restaurant, occupies the front left main floor and benefits from its own dedicated entrance at the top of the external stone main entrance stairway.

We are delighted to offer the opportunity to acquire this fully fitted and ready for trade Leasehold restaurant business.

The property comprises a lovely lounge bar/restaurant area, open dining kitchen, wc facilities and external roof terrace.

The premises has a fitted bar, tables, chairs, cutlery, glassware and a fully fitted kitchen and the full list of items included in the sale is attached.

The current trading operation benefits from the following covers:-

Front room and Bar 34. Restaurant 35. Kitchen 16. Out on front terrace 24. Roof terrace 30.

The fully trading business and Lease are available to purchase, enabling turn key trade from day 1. This includes all future bookings, intellectual property and social media, currently appearing second on Trip Advisor.

The current Rateable Value is under £12,000, which means that qualifying small businesses should be zero rated for the time being.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Ground	2,755	Available
Total	2,755	

Services

Mains electricity, gas, water and drainage are connected.

Tenure

A new long term lease is available direct from the Landlord at a commencing rental of £55,000 per annum.

VAT

We are advised that the property is not currently registered for VAT.

Purchase Price

The trading business lease and all fixtures and fittings etc is available for a one off premium of £130,000 plus VAT. The full inventory of fixtures and fittings is attached within the brochure.



Viewing & Further Information



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Furniture	Bar Equip	Kitchen Equip	Computers/music etc	Lights
7 x poser tables	4 x metal champagne stands	Hot air blower x 1	CCTV monitor x 1	49 x Globe lights
3 x high tables	Draughtmaster system x 1	1 x undercounter freezer	CCTV screen x 1	24 x drop spotlights
9 x small squares	Coffee machine (2 head) x 1	1 x blast chiller	Mouse x 1	7 x hanging cage lights
2 x big square tables	Ice machine x 1	1 x microwave	A3 Printer x 1	
2 x small round tables	Small black bar fridge x 1	1 x slim work bench	iPad x 4	
4 x rectangle tables	Water pureifier x 1	1 x large tin opener	2 x PDQ	
8 x big high chairs (11/12)	VDV system x 1	1 x large veg prep machine	1 x Mixer	
12 x bar chiars	Stainles steel 2 section bar x 1	1 x roller toaster	11 x wireless speakers (Mounted)	
8 x poser chairs (1-5)	T bar x 1	2 x triple under counter fridges	2 x bar thermal printer	
20 x stools	Guinness pump x 1	1 x heated gantry	1 x kitchen printer	
25 x chairs	Stainless steel sink and drain bench x 1 (Large)	1 x two teir gangtry	Phone x 1	
6 x arm chairs	Stainless steel sink and bench x 1	2 x single heated gantrys	Portable phone x 1	
3 x picnic tables	Glasswasher x 1	1 x Large pass	5 x CCTV camera	
6 x plastic tables blue	3 x Double bar fridges	2 x gas fryers	2 x Air curtains	
12 x plastic chairs blue	10 x stainless steel slide in shelves	1 x double electric fryer	1 x Large bluetooth speaker	
7 x parasols	2 x Speedrails	1 x chargrill 4 burner		
8 x stands	1 x metal glass holder (Coffee room)	1 x 4 burner solid top plancher		
23 x Wooden outdoor chairs	Various glassware	1 x electric blue seal oven		
5 x brown wooden outdoor tables	8 x wine buckets	1 x 6 burner with oven GAS undercounter		
5 x White outdoor tables	1 x large bronze wine bucket	1 x 6 drawer undercounter fridge		
1 x wooden outdoor storage shed	5 x Harlot black wine buckets	1 x work bench metal		
2 x large wooden planters	1 x large LP wine bucket	2 x undercounter fridges		
4 x wooden highchairs	various crockery/cutlery	1 x two door fridge undercounter		
Workbench x 1 (Coffee room)	Henry Hoover x 2	1 x kitchenAid		
8 x fire extingusher		1 x ninja		
2 x large A boards		2 x 3ft racking		
Wooden CCTV cupboard		1 x SV wand		
Woodern storage unit (Till)		1 x meat smoker bradley 6 tier		
Woodern hightop bar		mixture of plates/bowl/pans/trays		
2 x large mirror		1 x passthrough dishwash		
1 x oval mirror (above bar)		corner unit bench x 1		
3 x toilet basin		handwash sink x 1		
3 x ceremic hand sinks		1 x extraction unit		
1 x Large glass vase		1 x marble counter		
1 x Gazeebo		1 x rational (untested)		
		1 x kettle		
		1 x walk-in fridge		
		3 x large standup fridges		
		1 x large stand up freezer		
		2 x chest freezer		
		1 x salamander grill plus bench		
		1 x racking unit		
		1 x rumbler		