



Barn Bistro, North Barn, Lion and Lamb Way, Farnham, GU9 7PY

Established restaurant business for sale

Summary

Tenure	To Let
Available Size	1,169 sq ft / 108.60 sq m
Rent	£16,000 per annum
Rates Payable	£8,602.50 per annum
Rateable Value	£15,500
EPC Rating	D (78)

Key Points

- Business lease for sale
- Prominent position adjacent to Waitrose supermarket
- Extensively fitted out
- Rent of £16,000 per annum
- Immediately opposite the public carpark
- Short walk from Lion and Lamb Yard

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DESCRIPTION

Barn Bistro operates as an Italian restaurant since January 2023, extensively fitted out and presented for this purpose.

The building occupies a prominent position adjacent to Waitrose supermarket, immediately opposite the public carpark and within a short walk of Lion and Lamb yard.

It is currently presented as an open restaurant area with 42 covers (well-spaced), to include 2 elevated table areas at the front entrance, leading into the bar / service counter, with separate good sized kitchen and prep areas.

The unit is well fitted internally, to include air conditioning.

The disposal of the business will include all current fixtures and fittings.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main floor area	1,169	108.60	Available
Total	1,169	108.60	

TERMS

Offers invited in the region of £95,000 for the business goodwill, fixtures and fittings.

LEASE

The property is held under a 10 year lease from 05 January 2023 at a rent of £16,000 per annum exclusive, to include a rent review and break clause on 05 January 2028. There is a modest annual service charge payable.

BUSINESS RATES

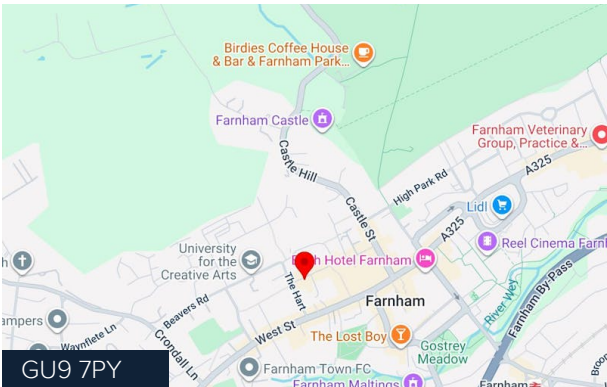
Rateable value - £15,500 per annum.
Rates payable - £8,602 per annum.

EPC

EPC - D/78.

LEGAL COSTS

East party to meet their own legal costs incurred in the transaction.



Viewing & Further Information

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