

80 Water Lane

Wilmslow, SK9 5BB



TO LET

2,599 SQ FT
(241.46 SQ M)

£48,000 PER ANNUM

Fitted Bar & Restaurant Available

- Fully fitted bar / restaurant with outside terrace.
- Gails, Cook, Domino's and Jerk Junction all in close proximity.
- Opposite Aston Martin showroom.
- Assignment of existing lease expiring February 2032.
- Premium offers invited.

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Summary

Available Size	2,599 sq ft
Passing Rent	£48,000 per annum
Premium	£150,000
Rateable Value	£34,500 based on 2026 valuation.
Car Parking	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The unit currently trading as 'Sip & Spice', is now available via lease assignment. The premises is a fully-fitted restaurant in a prime location on Water Lane, offering an efficient turn-key opportunity for an operator to take over the existing lease terms, subject to landlord consent.

The premises comprise an end terrace restaurant and bar on Water Lane, arranged over ground, first and second floors, with a terrace to the front. The ground floor provides a restaurant and bar area, with a kitchen towards the rear and a W/C. The first floor provides further restaurant seating and a second bar, together with W/C and storage areas, and the second floor provides a small storage area.

Occupiers within the immediate area comprise a mix of Independent and established national brands, including Gail's, Jo Malone, Cook and The Stolen Lamb, amongst others.

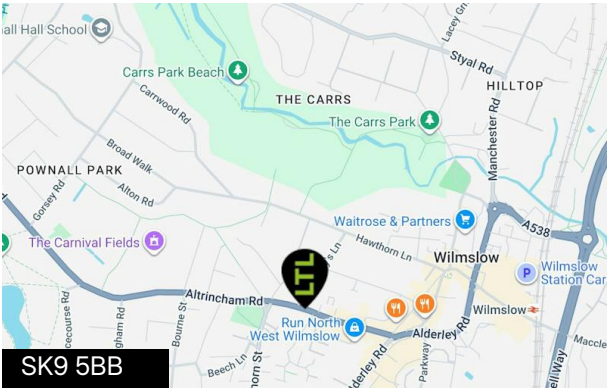
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,062	98.66
1st	1,071	99.50
2nd	206	19.14
Outdoor - Terrace	260	24.15
Total	2,599	241.45

Video

- Video Tour - https://youtu.be/cIDMbMecOBM?si=pAI0_7K-IE0_GJON



Viewing & Further Information



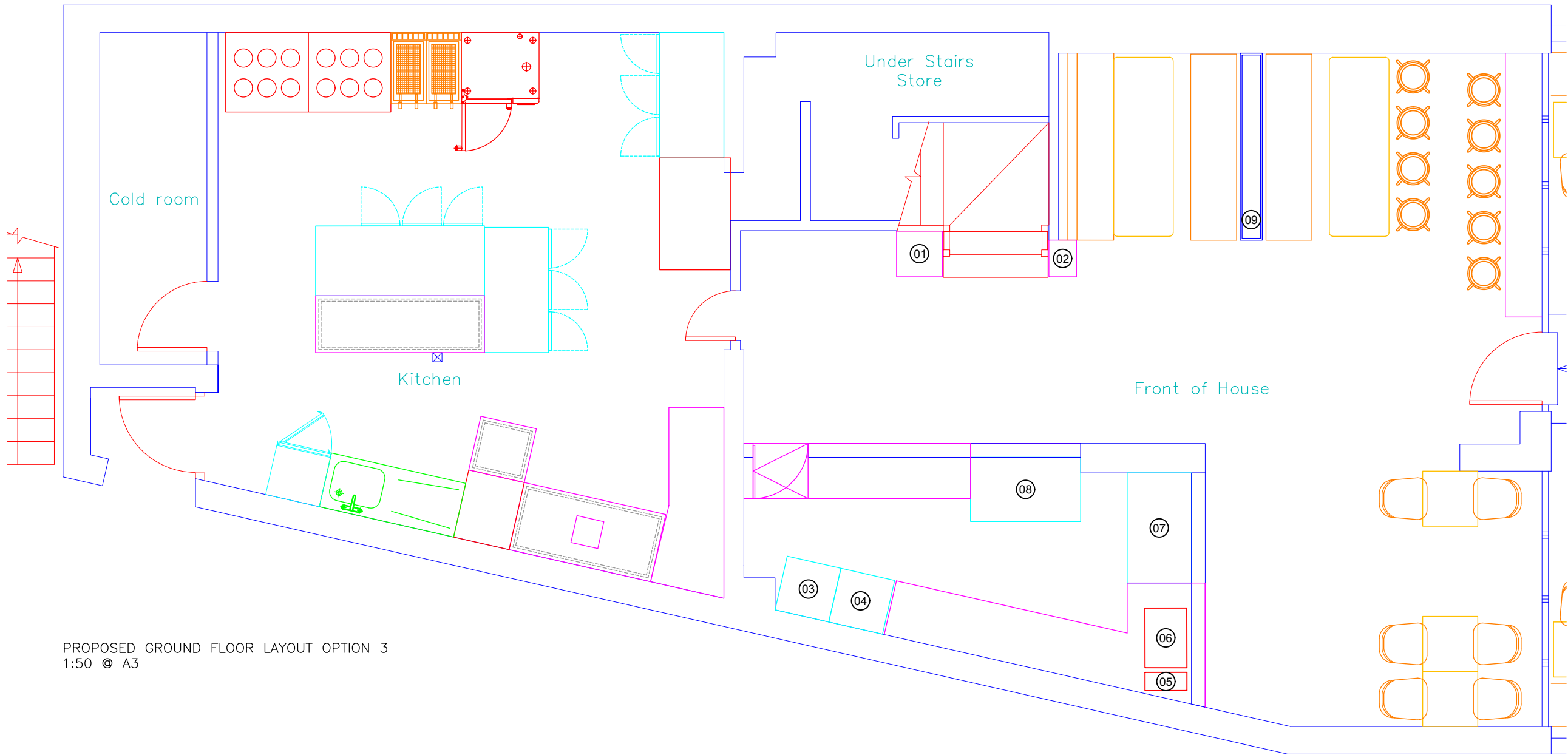
Elliott Gagan
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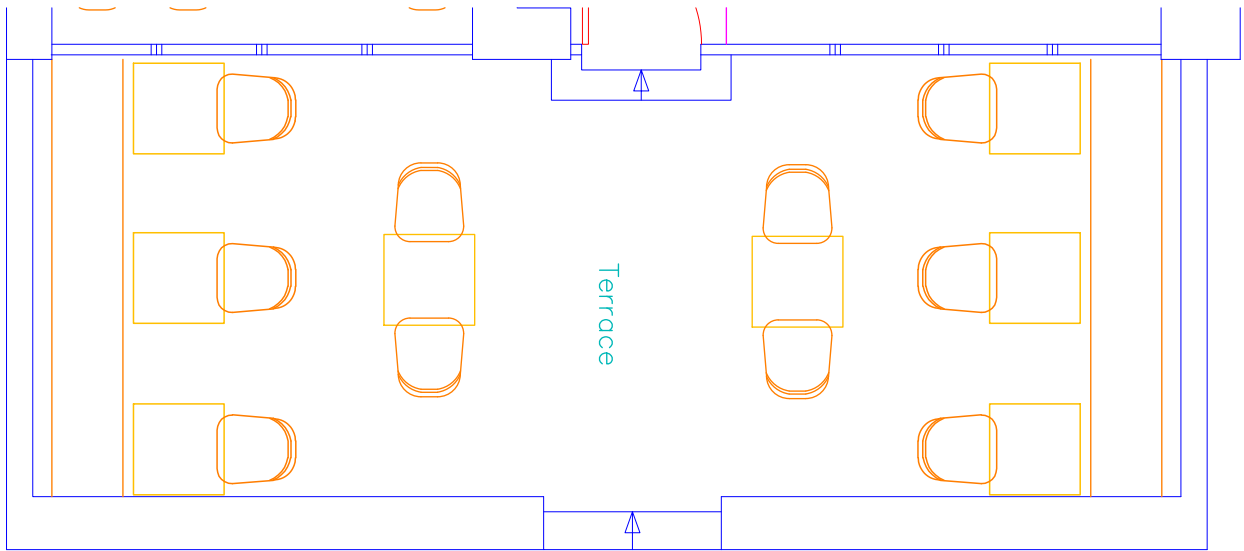
Jonathan Thompson
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PROPOSED GROUND FLOOR LAYOUT OPTION 3
1:50 @ A3



PROPOSED GROUND FLOOR TERRACE OPTION 3
1:50 @ A3

EQUIPMENT SCHEDULE			
ITEM	DESCRIPTION	QTY	DIMENSIONS
01	WAITER STATION	1	500(w) x 500(d)
02	WAITER STATION	1	300(w) x 400(d)
03	GELATO MACHINE	1	600(w) x 600(d)
04	GELATO MACHINE	1	600(w) x 600(d)
05	COFFEE GRINDER	1	200(w) x 456(d)
06	COFFEE MACHINE	1	650(w) x 456(d)
07	CAKE DISPLAY	1	1200(w) x 700(d)
08	ICECREAM DISPLAY	1	1200(w) x 700(d)
09	PLANTER	1	2000(w) x 240(d)

This drawing is to be read in conjunction with all relevant drawings.

The main contractor/builder is to interpret the requirements in relationship to the site conditions encountered and as agreed with the Building Control officer.

All dimensions and sizes to be verified on site, any discrepancies to be reported to the client/project manager. These annotations were prepared for planning and/or building control submission only.

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C	Modified ground floor bench seating, added bottle coolers and skylight to first floor.	PB	07.06.22
B	Modified option 3 ground and first floor layouts. Added equipment schedules.	PB	17.05.22
A	For Client Approval	PB	29.04.22
Rev	Description	By	Date
Initial Issue: 29.04.2022			

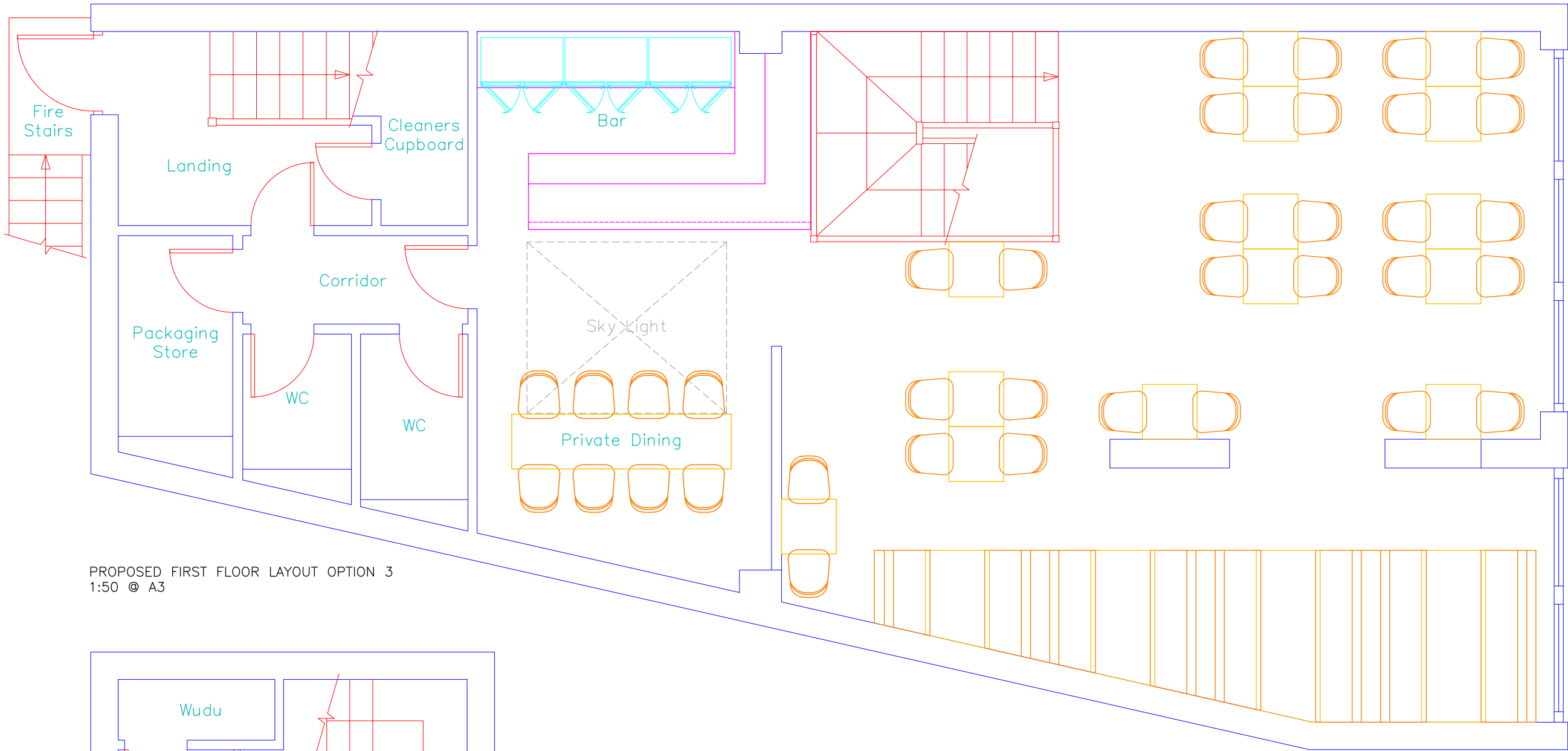
CLIENT	
Caramello Wilmslow	
PROJECT TITLE	
Re-Fit	
DRAWING TITLE	
Proposed Ground Floor Layout Option 3	
Drawn by: PB	Checked by: RH
Date: 29.04.2022	Scale: 1:50@A3



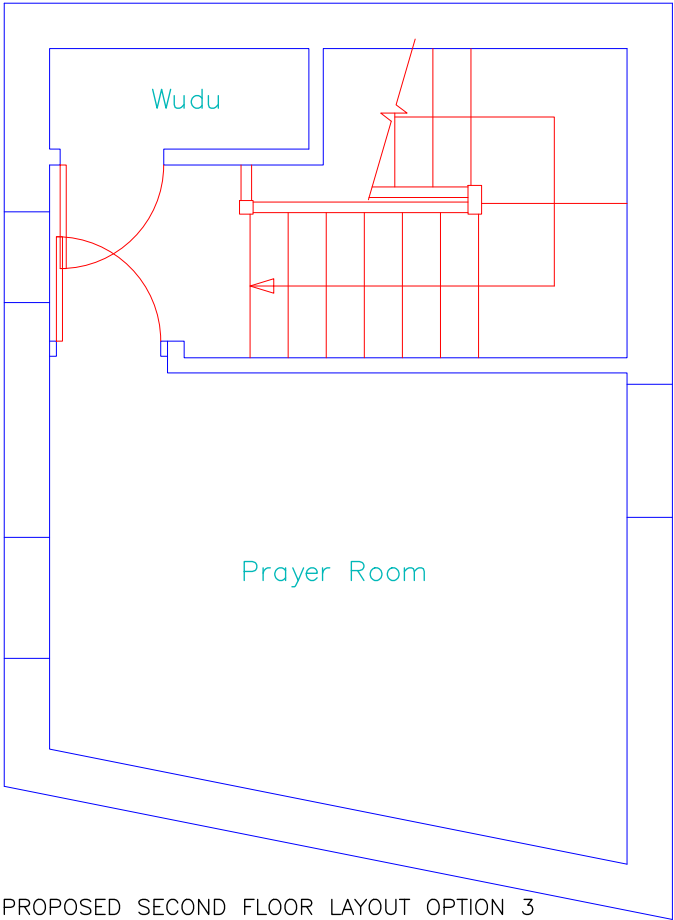
COMMERCIAL KITCHEN & BAR

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Job Ref.	Drawing No.	Revision
JR	104	C



PROPOSED FIRST FLOOR LAYOUT OPTION 3
1:50 @ A3



PROPOSED SECOND FLOOR LAYOUT OPTION 3
1:50 @ A3

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Rev	Description	By	Date
Initial Issue: 29.04.2022			

CLIENT	
Caramello Wilmslow	
PROJECT TITLE	
Re-Fit	
DRAWING TITLE	
Proposed First & Second Floor Layout Option 3	
Drawn by: PB	Checked by: RH
Date: 29.04.2022	Scale: 1:50@A3

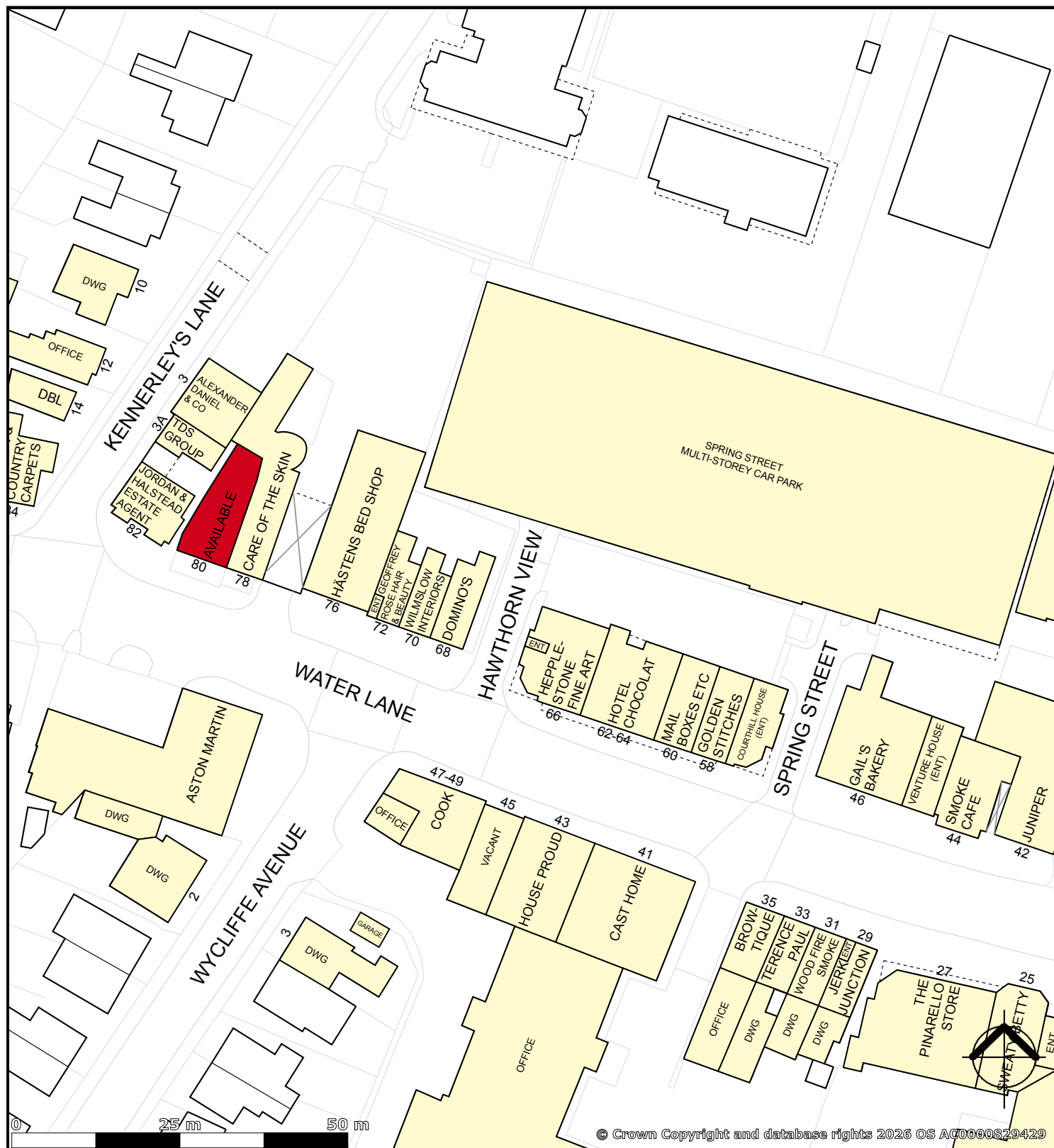


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Water lane



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