

TO LET

Gallery / Restaurant (+flat)

SAXMUNDHAM

28 High Street, IP17 1AB



6 Market Place
Halesworth
SUFFOLK IP19 8BA

01986 872500

www.fennel.co.uk



LOCATION

Saxmundham is a vibrant and expanding market town with a population of almost 5,000 residents, however there is a considerable passing trade. The town has a Co-op, Waitrose, Tesco and many attractive independent shops.

There is a Wednesday market and a railway station which provides connecting services to London Liverpool Street station, Norwich, Cambridge and Lowestoft. Attractions in this part of Suffolk include the world famous Snape Maltings Concert Hall which is the home to the Aldeburgh Festival and the attractions of the seaside towns of Aldeburgh and Southwold.

DESCRIPTION

Located in the heart of the town, the ground floor is being run as a restaurant and an art gallery with a delightful suntrap courtyard to the rear

This well presented and popular restaurant was opened by the present owners in 2020, and although the business is thriving and enjoys a strong reputation locally it is time for the business to go to an enthusiastic "Foodie" entrepreneur with more time available to run this popular business.

The property is in the centre of the High Street in Saxmundham, which is approx. 1½ miles off the A12 trunk road and is signposted via the B1121.

through this office with:

Jonathan Carman MRICS
01986 872034
07973 235057

VIEWING Strictly by appointment

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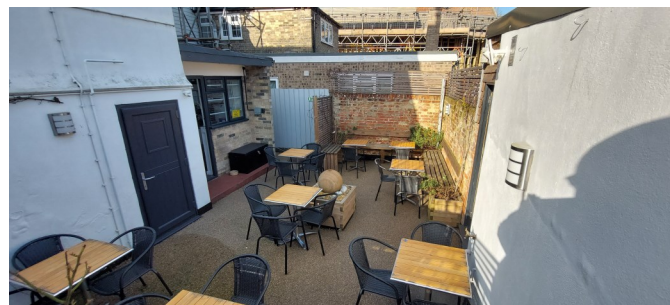
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INTERNAL DETAILS

The Restaurant:

The premises is accessed directly from the High Street leading to 2 spacious dining rooms which can accommodate 30 diners, there are a further 25 seats in the courtyard to the rear. The restaurant currently operates serving authentic German food and drinks.



LICENCE

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties retailing alcohol have a designated premises supervisor who must be the holder of a Personal Licence. Prospective purchasers are advised to take the appropriate specialist advice.

FIRE RISK ASSESSMENT

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alteration notice has been served.

SERVICES

Mains water, electricity, and drainage are available. None of the services, including heating, plumbing or electrical systems (nor appliances) have been tested by the Letting Agents.

LOCAL AUTHORITY

East Suffolk Tel 01502 562111

Rateable Value - £4,800 and qualifies for 100% small Business Rates Relief

EPC

EPC Energy Performance Certificate is Band B (39)

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BUSINESS

This well presented and popular restaurant and gallery that currently is open 3 days a week serving German food and drinks. There is huge potential for growing the business by opening more often.

TRADING INFORMATION

Detailed accounts will be made available once a formal viewing has taken place.

STAFF

The business currently has 3 members of staff, operating on a part time basis.

TRADING HOURS

Thursday	10am-5pm
Friday	10am-9pm
Saturday	10am-5pm

VIEWING STRICTLY BY APPOINTMENT ONLY



RENT

The owners are seeking **£18,000pax** rent for the ground floor business and gallery, (All fixtures and fittings are included in the rent but must be maintained/replaced by the tenant. Stock is excluded and will be valued at the time of letting should this be required.

The lease for the business is for term of 5 years, with rent payable monthly in advance, and a deposit representing 3 months rent.

LEGAL COSTS

Both parties are to pay their own legal costs incurred in this transaction.



RESIDENTIAL

There is a delightful 2 bedroom flat with separate rear access and this can be made available by separate negotiation should that be required.

The freehold of the whole building will also be available to any interested parties, with the price on application.

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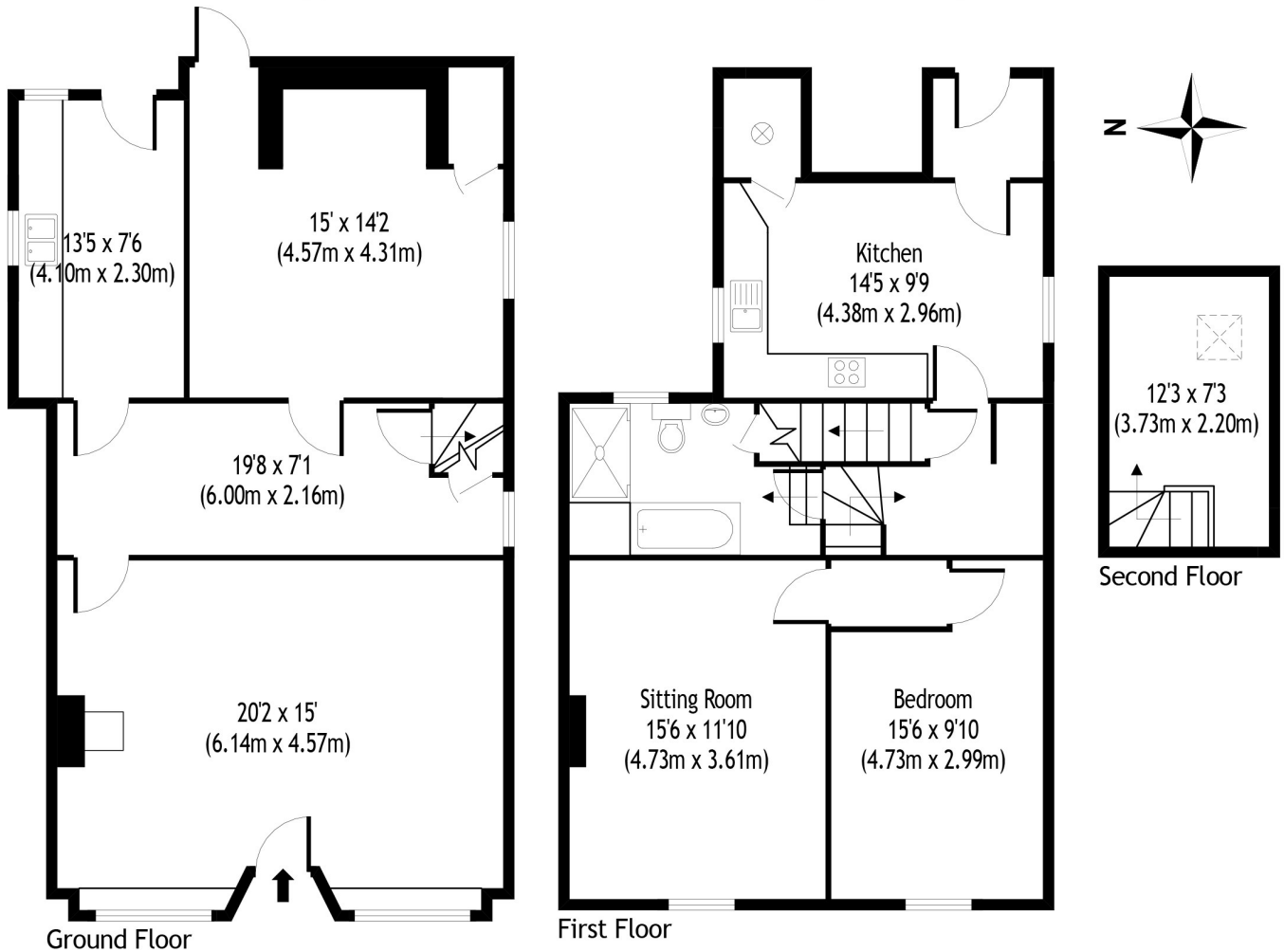
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28 High Street, Saxmundham
Approx. Gross Internal Floor Area - 1536 Sq ft / 142 Sq M



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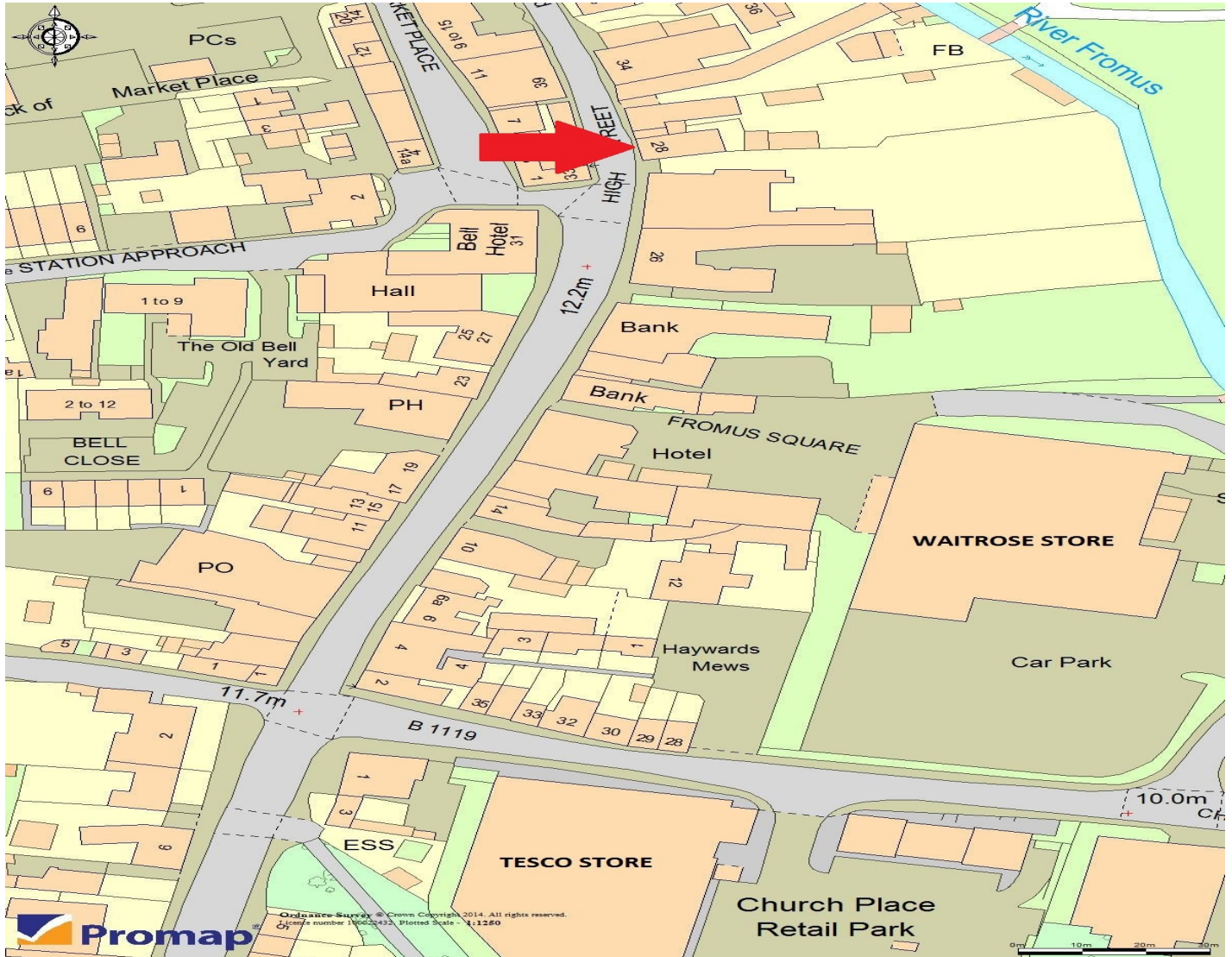
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IMPORTANT NOTICE:

Fennel, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fennel have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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