

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



MUZZA'S KITCHEN  
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SANDOWN  
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£150,000  
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An opportunity to purchase an established cafe business or if preferred, by lease.

The current owners have been trading since approximately 2014 but have now decided to retire. By their own admission the business has lots of potential to increase turnover as they currently choose to open five days a week until mid afternoon. We understand there is a good all the year round local trade and of course during the summer season there is additional tourist trade.

The premises are well located towards the top end of the High Street and nearby there is a Sainsburys local store and a Boots pharmacy meaning there is a good amount of footfall. Additionally the beach and Esplanade are also relatively close by.

The business will come fully equipped and currently caters for approximately 30 covers and the following items will be included: Tables, Chairs, Tills, Displays, Fridges, Freezers, Combi Microwave, Barista Machine, Coffee Grinders, Induction Hobs, 4x 1800 Watt Microwaves, Glass Chiller, Crockery and Cutlery.

**RECESS ENTRANCE 19'10 max x 18'11 (6.05m max x 5.77m)**

with front door opening to cafe area.

Step up to

**SERVERY AREA aprox 9'9 x 13'5 max (aprox 2.97m x 4.09m max)**

Leading to

**WASHING UP AREA**

with sink and dishwasher. Store cupboard. Door off to further store area which in turn leads to

**CLOAKROOM**

with WC and corner hand basin.

**MAIN KITCHEN AREA 18'11 x 7'4 exc of recess (5.77m x 2.24m exc of recess)**

leading to further store 3'2 x 12'11 exc of bay window

**SERVICES**

Mains Electricity, Water and Drainage.

**BUSINESS RATES**

Rateable value £8,700. Amount payable in the pound. 0.499 = £4341.30

**TENURE**

Freehold (to be confirmed)

To purchase: £150,000 including all relevant equipment (inventory will be supplied).

To lease: The premises and business would be offered on a new 7 year lease with a 3 year break clause with rent reviews and options to renew the lease included. Please note the equipment will be included in the lease on a non- purchase basis. An incoming premium of £30,000 will be required with a monthly rent of £700 per calendar month.

