



## Chachaz Restaurant

Ref: 5469121

160 Sheffield Road, Barnsley, S70 1JH

Freehold: £450,000

Leasehold: £38,000, Annual Rent: £24,000

Two flats above leased for £12,000 PA

80 covers internally

Turn key operation

Available for freehold or leasehold

Car park to rear

Virtually brand new, equipped & fitted to a high standard. Energy Rating B





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## Description

This free of tie, freehold unit is available to buy or to let and is available with fixtures and fittings to run the restaurant and commercial kitchen. It has two flats above, a one bedroom and a two bedroom, which would generate £12,000 per annum in rent for a freehold buyer, they would not be included in a lease of the restaurant.

An ingoing tenant would be required to pay £24,000 per annum for the commercial unit.

The restaurant can seat 80 covers and has only been operated for 4 months.

The property has been refurbished and equipped to a high standard.

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## Location

Chachaz is located in Barnsley, which is a market town in South Yorkshire. The 2011 Census gave the town a population of 91,297 compared to the wider borough which had a population of 246,866. The building is on the main A61, Sheffield Road running through Barnsley. It is situated circa 0.5 miles from the town centre, approximately a ten minute walk away.



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## Ground Floor

Three restaurant areas, bar, office, commercial grade kitchen, customer toilets, including male, female and accessible facilities, which are finished to a high standard, and a store.

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## Other Floors

Basement stores, cellars and cold room.

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## Fixtures & Fittings

Fixtures and fittings are included with the exception of items that are personal to our client.



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### Letting Accommodation

There is a one bedroom flat which is leased at £500 per calendar month and a two bedroom flat leased at £615 per calendar month. These are available with a freehold purchase only and would not be included in a lease of the restaurant.

One flat is currently vacant and on the market to find a new tenant. The other flat is on a six month shorthold tenancy.

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### External Details

To the rear of the property is a car park with circa 15 spaces.

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### Business Rates

Confirmation of business rates payable should be obtained from the Local Authority.



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### The Opportunity

The freehold opportunity includes the the two flats above the property. Combined the expected rent from the whole building will be around £36,000 per annum should a new owner choose to lease the restaurant out.

The leasehold opportunity is to lease the ground floor only, and all the equipment within it.

The building is in a fantastic residential and mixed commercial location and offers a new owner the opportunity to change its use from a restaurant to an alternative use, subject to obtaining the necessary planning consent.

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### Trading Hours

The business is currently closed.







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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Alex Rex

Business Agent - Hospitality

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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