



22-25, ST. PAULS SQUARE
IM8 1LH

£275,000
LEASEHOLD

Versatile, well positioned commercial property set within a busy retail shopping area, extending to 1979 square feet (approx), currently furnished as a restaurant. The property is a collective of 4 single units comprising a fully equipped commercial kitchen (with fixtures and fittings included), a large seated service area and bar, a private WC and customer toilets. Ample public parking is available immediately out front. This property is likely to suit a variety of business opportunities. The vendor's preference is for a sale with vacant possession, however, enquiries to buy or rent are welcome with viewings strictly by appointment with the agent.



• Versatile commercial property • Set in a busy retail shopping area • Total area circa 1979 sq ft • Car parking immediately outside • Extensively equipped kitchen • Large seating area with bar • Private WC and customer toilets • Sold with vacant possession • Rental enquiries also welcome



Summary

Versatile, well positioned commercial property set within a busy retail shopping area, extending to 1979 square feet (approx), currently furnished as a restaurant. The property is a collective of 4 single units comprising a fully equipped commercial kitchen (with fixtures and fittings included), a large seated service area and bar, a private WC and customer toilets. Ample public parking is available immediately out front. This property is likely to suit a variety of business opportunities. The vendor's preference is for a sale with vacant possession, however, enquiries to buy or rent are welcome with viewings strictly by appointment with the agent.

Features

Versatile commercial property
Set in a busy retail shopping area
Total area circa 1979 sq ft
Car parking immediately outside
Extensively equipped kitchen
Large seating area with bar
Private WC and customer toilets
Being sold with vacant possession
Rental enquiries also welcome

Details

Long Lease. Leasehold Expires November 2107
Current rent £24,000 pa
Rates £5,000 pa (currently paid by tenant)

Property Management Fees £4,800 pa (currently paid by tenant)

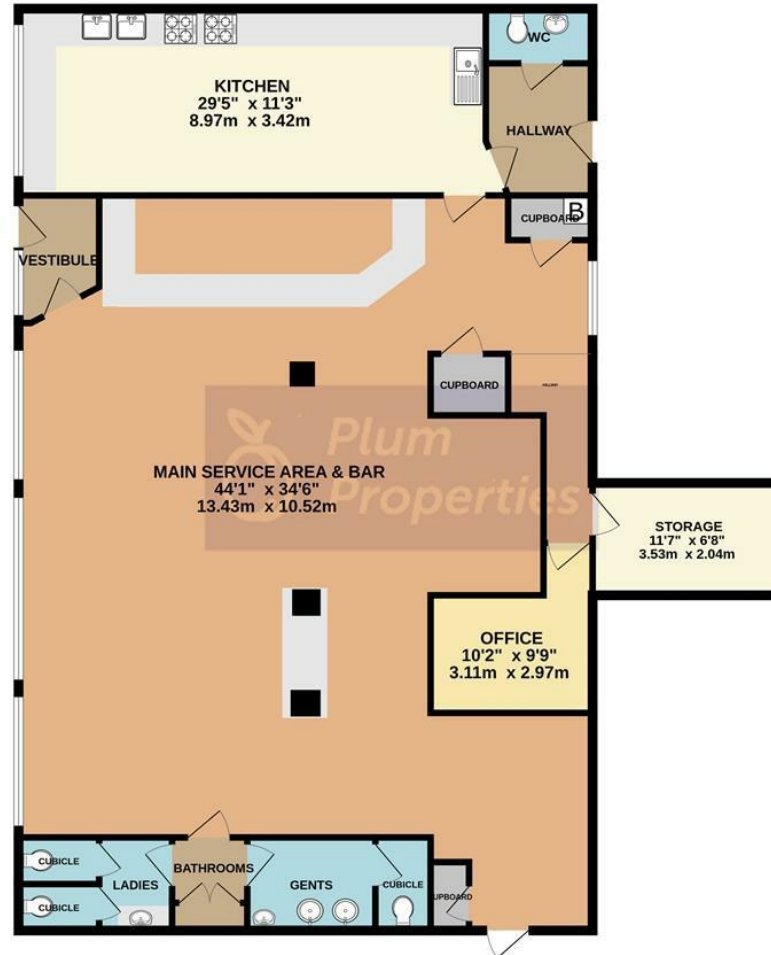
Previous occupants have held licences to sell alcohol. Interested parties should make their own enquiries in this regard.

Directions

From Parliament Square continue along Parliament Street until reaching the Courthouse building to the right. Turn left into Market Street. Turn right at the mini-roundabout. Turn right again and pass under the car park barriers. Units 22-25 are on the left side, currently signed as Saffron Restaurant.



GROUND FLOOR
1979 sq.ft. (183.9 sq.m.) approx.



TOTAL FLOOR AREA: 1979 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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