



REF: 513

Demetris Taverna

18 Gloucester Street Weston-super-Mare
North Somerset BS23 1TA

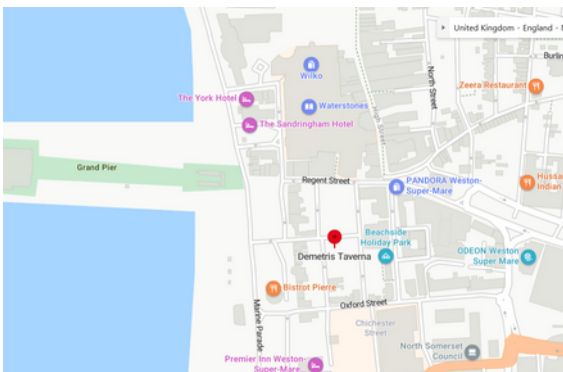
Leasehold
£150,000



£150,000 for the brand new lease, extensive inventory of equipment and goodwill plus stock at valuation

FEATURES

- First time on the market for 40 years
- Beautifully fitted licensed restaurant
- Prime position just off seafront
- Main restaurant seats 70 plus Function Room for 25
- Professionally fitted commercial kitchen with extensive inventory
- Annual turnover over £400,000 (net of VAT)
- With net profit for working owners over £100,000
- Brand new 15-year lease
- First floor large office with en-suite bathroom – could be bedsit



Location

Weston-super-Mare is a large coastal town in North Somerset with a resident population of approximately 90,000. The town continues to expand with new housing developments under construction. Communication links are excellent with the M5 motorway on your doorstep, so the area is increasingly popular for commuters to major commercial centres such as Bristol which is less than 20 miles away. Weston-super-Mare is perhaps better known for its glorious beach and famous pier and is still a popular holiday destination.

Our subject property is located close to the sea front in the heart of the town's main shopping district.

The Property

Entrance Vestibule

With stone tiled floor.

Leads to:

Main Restaurant Customer Area

Seats easily 70. This extremely well presented dining space has stone tiled floor, part exposed stone walls, two attractive fireplaces, exposed beamed ceilings etc. Also, there is air conditioning fitted together with CCTV throughout.

The Attractive Bar Servery

Has an exposed stone front, heavy wooden bar top and is fully furnished with a full range of bar equipment including stainless steel encased wine chiller, stainless steel encased ice machine, three back bar double door fridges and touch screen till.



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Passageway to Ancillary Rooms

Has stone tiled floor, beamed ceilings, space for dumbwaiter and three storage areas.

Disabled WC

Private Function Room

Easily seats 25.

With stone tiled floor, beamed ceilings, air conditioning and CCTV.



Extensively Furnished Commercial Kitchen

Is professionally fitted with a full range of stainless steel encased commercial equipment including six-ring commercial hob and oven, large charcoal griddle, electric hot plate, stainless steel encased workstation with saladette and refrigerated station below, commercial microwaves, heated cabinet and professional coffee machine.

There is a separate wash-up area with pass through dishwasher and two deep bowl sink units.



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Walk-in Cold Room



Heavy wooden staircase leads to:

Substantial First Floor landing with stripped wooden floor, exposed stone walls and attractive wall light fittings.



Gents WC

With two low level flush WCs.
A well presented space.

Ladies WC

With three low level flush WCs, tiled walls and two wash hand basins inset to marble worktop.

Large Storeroom

With fitted shelving and non-slip floor.

Large Office

With en-suite bathroom having low level flush WC and walk-in double shower.

The Property

Is presented in excellent condition with gas fired central heating powered by newly fitted boiler and a modern hot water system.

The Business

Has been owned and operated by our client for the past 44 years. The business opens 5 days a week from 6 pm until close, although last orders are 8.45 pm. The business does not open on Sunday or Monday.

The premises licence allows alcohol for sale until 4 am.

Annual turnover based on the above is in excess of £400,000 (net of VAT). Working owners will show a net profit of over £100,000 after rent.

Tenure

The property is offered on the basis of a brand new commercial lease for a period of 15 years with an initial annual rent of £35,000.

Rateable Value

From 1 April 2023 the rateable value will be £9,800. This is not the amount you will pay.

Viewing and Further Information

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

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