



Sabor do Brasil

25-27 St James Street, Weston-super-Mare,
North Somerset BS23 1ST

Leasehold
£19,500



£19,500 for the
leasehold property,
valuable fixtures and fittings
plus stock at valuation and rent deposit.



FEATURES

- Price Reduced - 80 cover licensed restaurant and bar
- Annual turnover £275,000 (unwarranted)
- Prime trading position in town centre
- Stunning open "show" kitchen
- Plus large extremely well fitted commercial kitchen
- Well fitted bar servery
- Refurbished customer WCs
- Double fronted impressive bath stone exterior
- Fixtures & fittings in situ at high value
- Suitable for a variety of food offers

LOCATION

Weston-super-Mare is a large coastal town in North Somerset with a resident population of circa 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 towns' main shopping district.

THE BUSINESS PREMISES

Has an impressive double fronted bath stone facia with two modern double glass doors for entrance and exit.

Restaurant

(8.80 m x 9.49 m)

Set into the glazed frontage, there are 10 seats for customers at a high fixed table and with spotlights over. Currently laid for 80 covers.

There is a greeting desk with till station centrally located.

Either side, there is seating for around 30 within a contemporary dining space, having modern slate floor, part exposed bath stone walls, flat screen tv and concealed spotlighting.

To the rear of this area, there is further customer dining for around 30 in a sophisticated space that is fully air-conditioned.

Adjacent to this space, and surrounding the show kitchen, there is further customer seating for around 20.

Generally, there is a quality music system throughout, CCTV, fire safety system, two heated serving counters and numerous spotlight fittings.

Bar Servery

(5.63 m x 2.69 m)

Is spacious and very well fitted, with a range of quality equipment including two stainless steel encased double door refrigerators, two stainless steel encased triple door refrigerators, stainless steel encased glass washer, La Spaziale stainless steel encased commercial coffee machine, deep bowl stainless steel sink, double door upright glass fronted wine refrigerator etc.

Show Kitchen

(5.73 m x 2.05 m)

A stunning space with stainless steel sink unit and overhead extractor and a Tomasi 30 skewer brazilian gas grill (available to purchase separately).



Small Prep Room / Wash-Up Area

(6.4 m x 1.73 m)

Pass through dishwasher, deep bowl sink unit and overhead rinsing arm.

Storeroom / Cloakroom

Vestibule to WCs

(1.38 m x 3.35 m)

Interior Vestibule to WCs

(2.60 m x 0.86 m)

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Gents WC

(3.64 m x 2.48 m)
Recently refurbished.

Ladies WC

(2.45 m x 2.58 m)
Recently refurbished with two cubicles.

Disabled WC

(2.05 m x 1.46 m)

Stairs to First Floor

(2.86 m x 1.68 m)
With non-slip floor covering.

First Floor Commercial Kitchen

(10.68 m x 3.85 m)
Extensively furnished with a full range of catering equipment including stainless steel work top heated pass, stainless steel encased potato rumbler, numerous stainless steel workstations, double door high quality stainless steel encased commercial freezer, single door high quality stainless steel encased commercial fridge, deep double bowl sink unit, gas griddle, 6-ring commercial stainless steel encased hob and oven, Zanussi stainless steel encased deep fat fryer, two further stainless steel encased commercial refrigerators and much more.

There is non-slip flooring and stainless steel and plastic clad walls. This is a high-quality commercial kitchen.

THE BUSINESS

The landlords fully refurbished these premises just a few years ago. In the past few years it has traded as a successful Japanese restaurant and more recently as a Brazilian style restaurant.

Trading as a Brazilian restaurant an annual turnover of £275,000 for the last 12 months is reported. Our client is unable to show any profit and loss accounts although some basic overheads can be discussed.

The premises is fully licensed and would be suitable for a number of cuisine styles such as Italian or Asian.

TENURE

The property is subject to a 12-year lease dated May 2022 with an annual rent of £40,000. There are rent reviews in 2025, 2028 and 2031.

In addition, there will be a £10,000 rent deposit payable.

Rateable Value

Current rateable value (1 April 2023 to present) £18,000. Annual business rates payable in 2023 in the sum of £1,908.



EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0299-8639-0668-6404-1675>

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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