



Sosban & The Old Butchers

Ref: 5664994

Trinity House, 1 High Street, Menai Bridge, Anglesey,
LL59 5EE

Freehold: £370,000

Michelin Star restaurant

Desirable town in Anglesey

Freehold premises

Planning for 4 letting rooms

Lease back potential

Energy Rating E



A Grade II Listed property converted from what was historically a butcher's shop, is decorated with its original slate slabs and ceramic tiles, off set by a contemporary design. This Michelin Star restaurant is configured for 8 diners over 4 tables, and also comprises; a kitchen, storage to the rear, lower ground cellar, and a rear entrance.

Situated across both first and second floors, are six currently unmodernised rooms which have planning to convert into four en suite letting bedrooms, with a separate kitchen leading onto an outdoor terrace. In addition, there is a kitchen and toilet located on the first floor mezzanine.

Location

Located on the main high street in the heart of desirable town of Menai Bridge, Isle of Anglesey. The town is a popular destination and known for its wide variety of independent shops, taverns and restaurants. The A55 allows easy access to the coastal towns with award winning beaches, and the Port of Holyhead.

The Opportunity

Sosban & The Old Butchers has a number of accolades including a Michelin Star and 4 AA Rossetts, along with a place in the Good Food Guide top 50.

Our client has indicated that he would be keen to continue operating the restaurant and therefore, is prepared to enter into a lease agreement with a new owner providing an immediate and regular income.

There is planning to convert the unused rooms into four en suite bedrooms providing letting accommodation in this popular town.



Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Business Rates

The Rateable Value is £8,900 with effect from April 2017. Confirmation of actual business rates payable should be obtained from the local authority.

Regulatory

Premises licence.



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:

Grace Day

Business Agent

M:+44 7756 875 222

E:grace.day@christie.com

Manchester



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