



Lucca Restaurant & Bar

Ref: 3867946

20 High Street, Wendover, Aylesbury, HP22 6EA

Freehold: £895,000

High Street restaurant & bar

Bar (20) Restaurant (60)

Total property GIA 4300 square feet

Six bedrooms total (two in a rear flat)

Potential for a range of alternative uses

Excellent investment opportunity



A popular restaurant in a charming market town, Lucca restaurant & bar focuses on modern Italian cuisine and is a popular venue due to the building's charm and the welcoming service. The building is Grade II listed with a range of original architectural features.

Due to its convenient location the building could be used for a range of alternative uses including offices, retail or residential (STPP). The property also has a separate two bedroom flat with its own rear access.

Location

Lucca is located on Wendover High Street in an appealing and convenient location. The property has a large public car park directly opposite and is a short walk to a mainline train station.

Wendover is known as the 'gateway to the Chilterns' so attracts a large number of people visiting the area for the beautiful surroundings, as well as being a popular area to live thanks to the short commute on the Aylesbury to Marylebone train line.

Wendover lies in short driving distance to several affluent towns including Aylesbury, Berkhamsted and Chesham.



Internal Details

A welcoming bar area from the high street entrance (20).

Two dining areas with a total of c.60 covers.

A large, well equipped commercial kitchen to the rear with separate wash up.

Several storage areas and ground floor beer cellar.

Four bedrooms, a kitchen and a bathroom on the first floor.

Two bedrooms on the second floor.

Owner's Accommodation

Six bedrooms in total over two floors above the restaurant partly comprised of a separate managers flat with its own access at the rear. There is also a bathroom, an office and several storage areas.

Fixtures & Fittings

Commercial fixtures included in the inventory will be part of the sale.



External Details

Due to its High Street location there is little external trade space. Parking in a large public car park directly opposite the restaurant.

The Opportunity

Lucca is a well established business that could easily transfer to a new owner, but the property would also work well as a new concept in this thriving market town. A new style of bar/cafe/restaurant would appeal to the local community or an alternative use entirely, subject to the necessary planning consent. The property would work well as office space, retail, health/beauty, or mixed use with accommodation/HMO over the first and second floors.



Staff

If sold as a going concern then contracted staff would need to be transferred under TUPE.

Trading Information

The restaurant trades at an annual income of c.£350k. More detailed account information can be made available to seriously interested parties.

Trading Hours

The property trades Tuesday - Sunday. Closed on a Monday.



Tenure

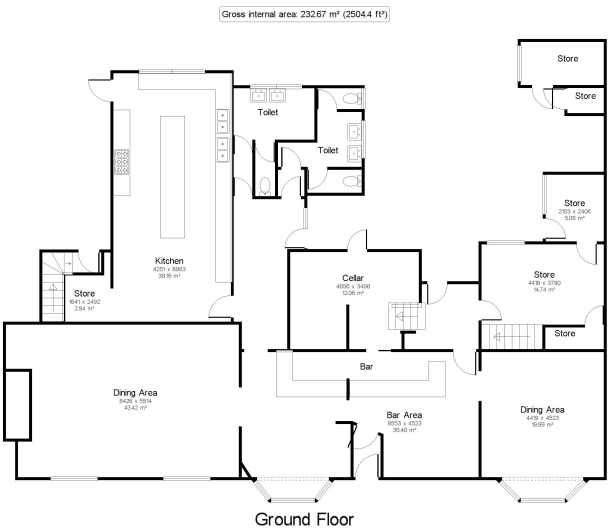
Freehold.

Business Rates

Rateable value of £19,750 (payable c.half of this amount).

Regulatory

Premises Licence.



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Drawing Key

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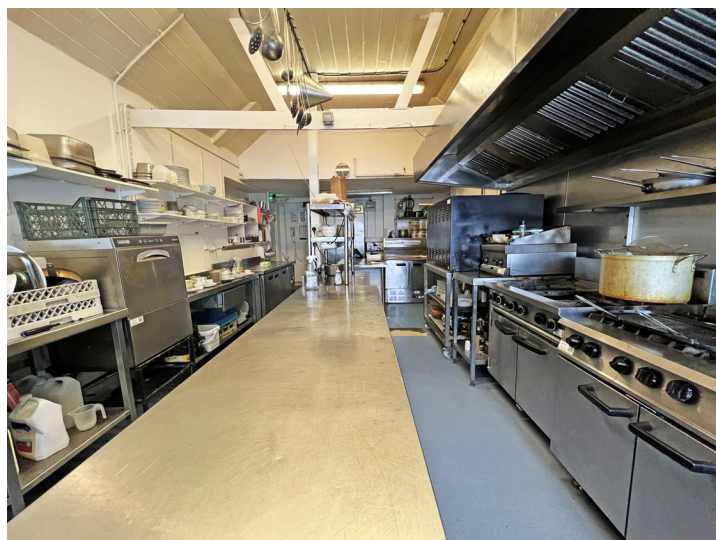
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Project

Floor Plans

Luca Restaurant & Bar
 20 High Street
 Wandsworth
 London SW18 1SA

Drawing No: 8888-20-JNL-20
 Drawing Title: Floor Plan
 Drawing Date: 2022
 Drawing Size: @A1



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Contact

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

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Reading



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