



Rosanna's Restaurant

Ref: 4860057

25 Lower Kings Road, Berkhamsted, HP4 2AE

Leasehold: Nil premium plus F&F, Annual Rent: Offers invited

Excellent central trading location

100 cover bar/restaurant

Refurbished to high specification

Beautiful first floor terrace area (40)

New lease with flexible terms

Flexible trade space in affluent commuter town





Description

Rosanna's is a meticulously refurbished 100 cover restaurant that seamlessly blends tradition with contemporary flair. When stepping inside, you'll be greeted by an inviting ambiance - a fusion of Sicilian warmth and modern elegance. The interior design features tasteful accents, from rustic wooden beams to stylish pendant lighting.

Location

Rosanna's is nestled in the heart of Berkhamsted, a charming market town in Hertfordshire. Its location on Lower Kings Road places it strategically within the town centre, ensuring high visibility and easy accessibility for both locals and visitors alike.

Internal Details

The restaurant's interior boasts a blend of comfort and sophistication. Guests will appreciate the thoughtfully curated decor, including:

Exposed brick walls: These lend character and warmth.

Open kitchen: Watch skilled chefs craft Sicilian-inspired dishes.

Stylish bar: Perfect for pre-dinner drinks or a nightcap.

Ample seating: Whether you're dining with friends, family, or colleagues, the property accommodates all with a range of comfortable seating.





Fixtures & Fittings

The sale of the fixtures and fittings in the kitchen and restaurant are open to negotiation.

Business Rates

Rateable value of £41,250 - the appropriate multiplier and any rate reliefs are then applied to this figure.

External Details

Rosanna's exterior is equally appealing. The restaurant's facade exudes Mediterranean charm with its outdoor terrace - whether bathed in sunlight during the day or romantically lit at night, this terrace is a coveted spot. The property is in a key position within Berkhamsted, which ensures a steady stream of foot traffic and visibility.

Regulatory

Premises licence



The Opportunity

Rosanna's presents a unique opportunity for restaurateurs and investors for the following reasons:

Established reputation: With over 200 positive reviews on TripAdvisor, Rosanna's has proven that a well established business can be driven from this location.

Flexible interior: Whether you wish to continue in the current style or start fresh with a new name, the property is a stylish and flexible space.

Loyal customer base: Regulars return for the authentic quality offering, attentive service, and delightful ambiance.

Potential for growth: Explore lunchtime specials, increased private events, or increased opening hours to further enhance revenue.

Outdoor terrace: The beautiful first floor balcony/terrace is a rare gem.

Tenure

A new lease is to be made available to a suitable incoming operator. The rent is open to negotiation and offers are encouraged, as are offers on the fixtures and fittings in situ.

The length of lease and terms are also open to negotiation.



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:

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Reading



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