



Zucci Mediterranean Bistro

Ref: 5760507

1 Station Road, Woodhall Spa, LN10 6QL

Leasehold: £175,000, Annual Rent: £70,000 Per Annum

A Leasehold Bistro Restaurant

£70,000 Rent Per Annum

A Freehold Sale would be Considered

Affluent Historical Town Location

Four Bedroom Apartment

86 Internal Cover + 50 External Covers. EPC Rating A





Location

Woodhall Spa is a former spa town on the edge of the Lincolnshire Wolds. It is 6 miles south west of Horncastle, 23 miles west of Skegness, 15 miles south east of Lincoln and 17 miles north west of Boston. It is well known for its golf Course which was Voted Best Inland Golf Course in the UK and being the home of the Professional Golf Association as well as its many festivals which can attract up to 50,000 visitors at a time.



The Opportunity

Zucci Mediterranean Bistro is a stylish and well positioned long established business locate in the heart of the historic and affluent town of Woodhall Spa. This profitable venue is ideally positioned for the local shops and amenities making it very popular for the town's visitors and local residents. Its main dinery provides seating at freestanding tables, window seats and booths and is a relaxing and atmospheric place to enjoy good food in a contemporary setting. There are, in addition external covers to the front and rear making this a flexible, adaptable and varied venue. This period building is deceptively spacious with its sizeable kitchens, various storage and the listing includes a 4-bedroom first floor apartment. Viewing is highly recommended to appreciate the setting and its location within Woodhall Spa

Ground Floor

To the ground floor the extensive space includes the main dining hall (66 covers), a pre dining bar area and further dining space (20 covers), access to the rear patio terrace (50 covers), the well equipped kitchens and large preparation area, an office, toilets and two storage areas.

Tenure

New Lease, rent £70,000 per annum, terms to be agreed. The Freehold is available.



Other Floors

To the first floor there is a generous sized 4 bedroomed apartment which has a separate entrance which could be used as letting income (subject to consents and permissions) or staff/owners accommodation.

Fixtures & Fittings

These are to be included within the sale.

Regulatory

The Premises is fully licenced.

Trading Hours

Monday to Saturday 5pm to 9pm
Sunday Closed

External Details

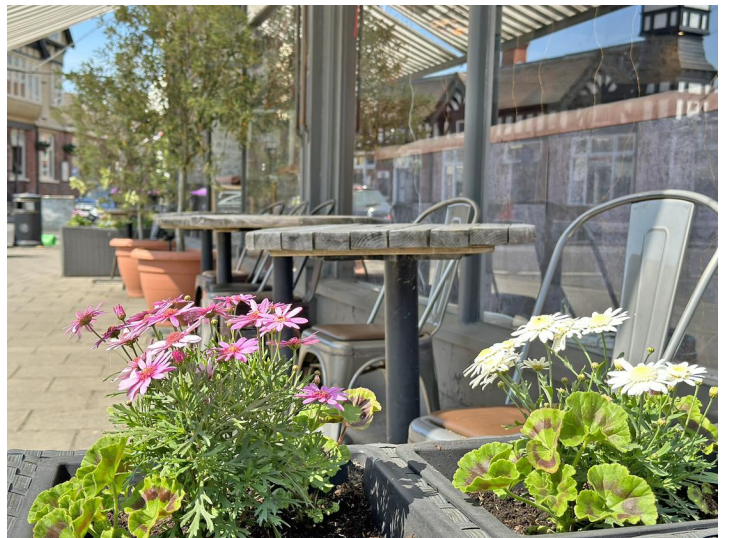
The outside space is a particular feature of this venue there is seating to both the front for those wishing to take in the atmosphere of this vibrant town centre location and there is a relaxing pretty patio to the rear.

Trading Information

The reported Turnover for year ending 31 March 2023 was £654,676. Full financial information will be made available to registered parties upon request.

Business Rates

The current Rateable Value is £30,250 from 1st April 2023.





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:

Matt Hill

Broker - Pubs & Restaurants

M:+44 7855 489 281

E:matt.hill@christie.com

Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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