



020 7629 9922

www.restaurant-property.co.uk

## RESTAURANT/BAR FOR SALE ON BEHALF OF CAFFÉ PICCOLO 25/27 Winchester Street, Basingstoke, Hants RG21 7EE



### LOCATION

This double fronted unit is located within the pedestrianised zone in the heart of the town, opposite Cafe Rouge and Bar Rock and adjacent to AM Oriental Buffet. Other operators nearby include Zizzi's, JD Wetherspoons and McDonald's together with numerous other multiple chains within the town

### ACCOMMODATION

The property comprises of a restaurant on the ground floor and late license bar on the 1st floor.

Ground Floor: 3,636 sq ft plus outside seating  
1st Floor: 2,256 sq ft  
2nd Floor: 5 rooms, shower and two wc's via separate access at the rear.

Since commencement of the lease the tenant has extended the premises at their own expense on the ground floor and would therefore be exempt at rent review. This extension houses the kitchen, dry and cold storage.

### LEASE

The property is available by way of assignment and we have been verbally advised that 22 years are remaining on the lease.

### RENT

Upon Application

### PREMIUM

Offers are invited in the region of £200,000 for the benefit of a substantial fit out and goodwill

### MAP

<http://www.multimap.com/s/DOcJOsNH>

### LICENSE

We are advised that the premises benefit from:

Sale of Alcohol  
Late Night Refreshment  
Live Music, Recorded Music  
Performance of Dance  
Making of Music

Sundays 1200-2330  
Mondays to Thursday 1200-2300  
Fridays and Saturdays 1200-0200 (into Sunday mornings)  
Further details available on request.

### RATES

Rateable Value: £84,000  
Rates Payable: £34,776

All parties advised to confirm the above with Basingstoke and Deane Borough Council.

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### FOR VIEWINGS PLEASE CONTACT

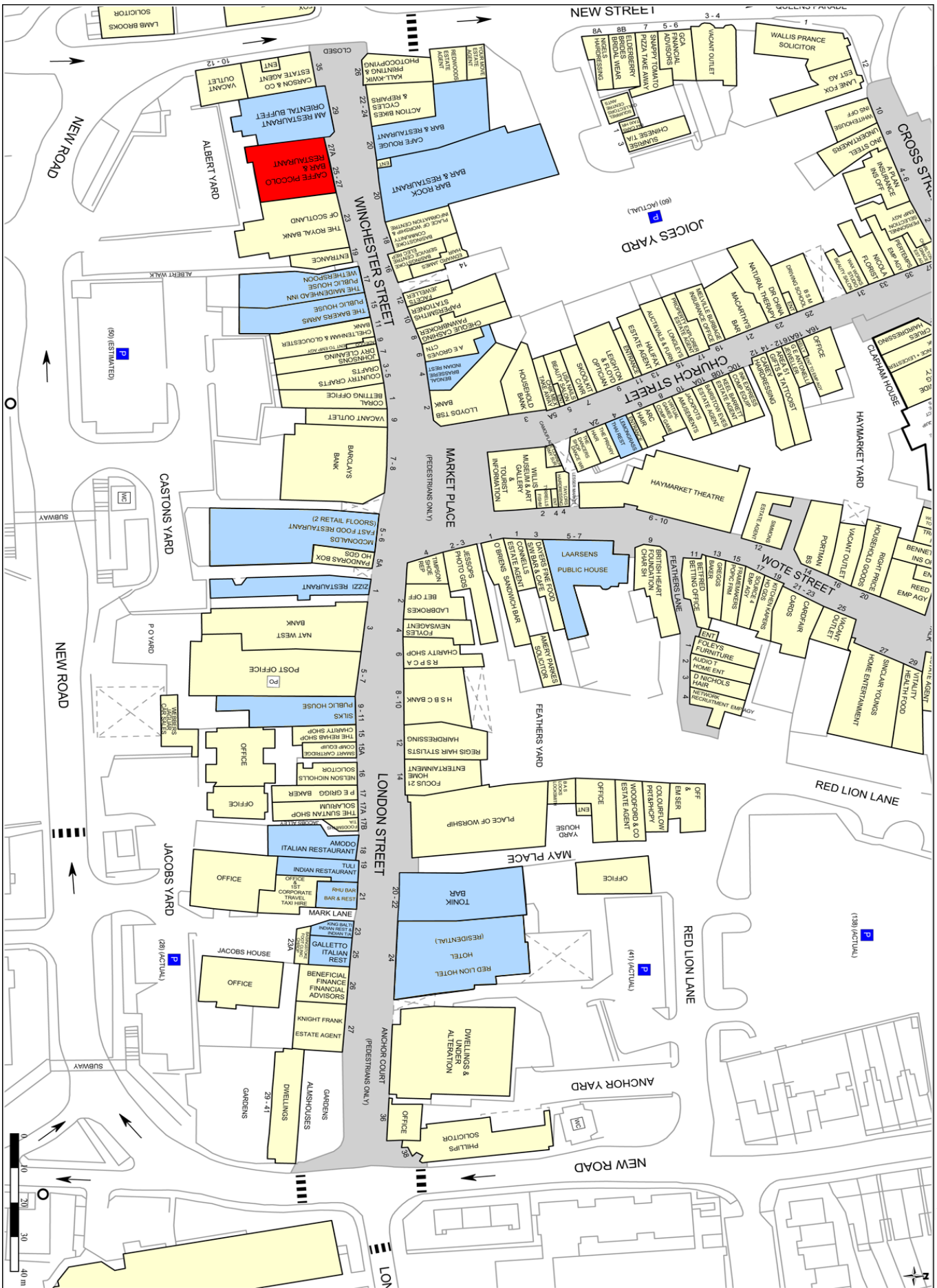
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**Subject to contract**

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.



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