

FOR SALE / TO LET

Halls¹⁸⁴⁵
COMMERCIAL



ESTABLISHED RESTAURANT

5 High Street, Ellesmere, Shropshire, SY12 0ES

Established well presented restaurant in a prominent location in the town of Ellesmere.

GUIDE PRICE:

Offers in the Region of £199,000 plus SAV

To Let £10,000 Per Annum (Exclusive)

01743 450700
Email: commercial@hallsgb.com

hallscommercial.co.uk



Front Restaurant 282 ft sq (26.2 m sq)
with bar area
Rear Restaurant 147 ft sq (13.65 m sq)
Toilets
Preparation area/Stores 111 sq ft (10.31 m sq)

Room 1 59 ft sq (5.48 m sq)
Room 2 64 ft sq (5.94 m sq)
Room 3 160 ft sq (14.86 m sq)
Kitchen 185 ft sq (17.18 m sq)

Store 134 ft sq (12.45 m sq)
Office 112 ft sq (10.40 m sq)

Bedsit 154 ft sq (14.30 m sq)

The property has been trading as the Thaimere Restaurant since 2006 and is currently arranged to provide seating for 12 with a bar area at the front of the ground floor of the restaurant and seating for 14 within the rear section of the ground floor restaurant area. The property offers the opportunity of further seating in the upper floor levels. The business has previously been ran by a husband and wife but is presently managed on their behalf. Further details in respect of the business are available upon request from the selling agents.

Offers in the Region of £199,000 plus SAV are sought for the freehold interest, fixtures and fittings and goodwill.

To Let £10,000 Per Annum (Exclusive)

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND
Telephone: 0345 678 9000

Each party is to be responsible for their own legal costs in relation to this transaction.

Rateable Value:	£3,850
Rates Payable 14/15:	£1,813.35

The property is not elected for VAT.

An Energy Performance Certificate is not required as the property is believed to be listed.

Services (Not Tested)

Mains water, mains electricity and mains gas are believed to be connected to the property.

Fixtures & Fittings

Only those items described in these sales particulars are included in the sale.

Financial Act 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

Viewing

Strictly by prior appointment through the sole agents:
Halls Commercial Halls Holdings House Bowmen Way
Battlefield Shrewsbury SY4 3DR
Contact: James Evans BSc (Hons.) MRICS
Email: james.evans@hallsgb.com
Telephone: 01743 450700

Planning

Interested parties are advised to make their own enquiries to the local authority.

The property is understood to benefit from planning consent for A3 Use under The Town and Country Use Classes Order 1987 (Restaurant).



Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information given should not be relied on as statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.