

SMC
Brownill
Vickers

To Let



**Business For Sale: Fully Fitted Chinese Restaurant
Premises on London Road, Sheffield**

£25,000 per annum

30-32 London Road, Sheffield, S2 4LN

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- Fully fitted ground floor Chinese restaurant
- Ground floor sales / seating (approximately 65 covers) and rear kitchen / preparation areas
- Excellent location on London Road and within walking distance of Sheffield city centre
- Available on a new 10 or 15 year lease within inside 1954 L&T Act
- Premium sought for goodwill and trade fittings & equipment (established restaurant with over 150 google reviews with 4/5 rating)



Description

The property is a fully fitted Chinese restaurant premises. The accommodation is arranged over ground floor. The accommodation includes a front sales / seating area which provides 65 covers, kitchen area, storage / preparation area and rear WC facilities. Externally there is a rear loading, servicing and parking area.

Location

The property is located on London Road, which is a busy route from Sheffield city centre to Sheffield's western suburbs. London Road is dominated by a wide range of international restaurant and takeaway uses along the busiest stretch which is closest to the Sheffield city centre ring road and St Mary's Gate.

The regenerated retail area of The Moor within the Sheffield city centre ring road is a short walk away. There is a wide variety of occupiers within the area including Waitrose, Aldi, various restaurants & bars, student residential blocks and Sheffield United football stadium is a less than 0.5 miles away.

Accommodation

The accommodation comprises the following areas:

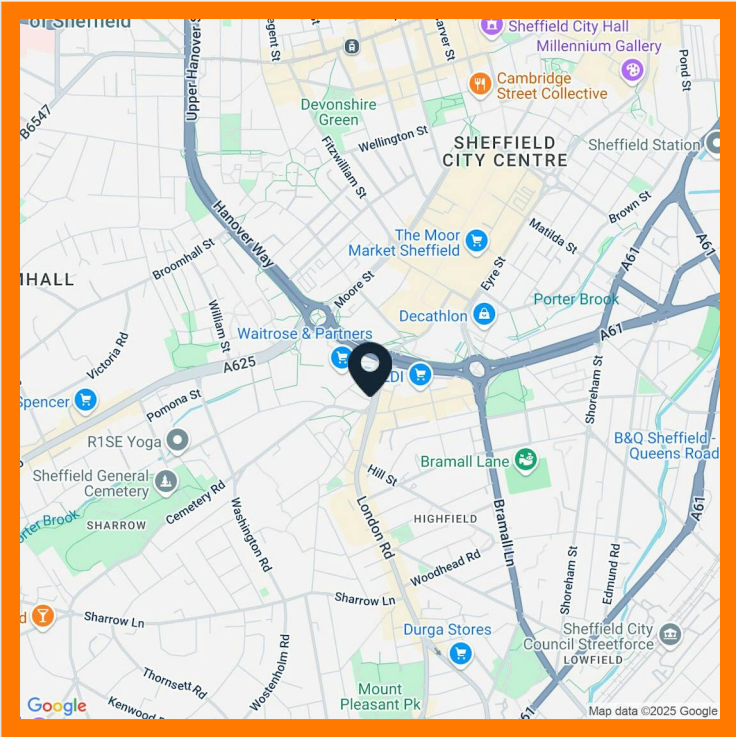
Name	sq ft	sq m
Ground - Sales Area / Seating Area	878	81.57
Ground - Kitchen, Preparation & Storage Areas	439	40.78
Total	1,317	122.35

Rateable Value

From information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: 30 -32, London Road, Sheffield, S2 4LN
Description: Restaurant and premises
Rateable Value: £19,000

We understand there may be a degree of rates relief available according to the latest government schemes, although we would advise interested parties to verify this matter with the local rating office.



New Lease

Available on a new 10 or 15 year lease within the security of tenure provisions of the Landlord and Tenant Act 1954. Further details on request.

Premises Licence

The premises currently benefits from a premises licence, permitted from 12:00 to 00:30 on Sun-Sat. Interested parties are advised to verify this with Sheffield licensing. Sale of alcohol 12:00 to 00:00 Sun - Sat.

Rent

£25,000 per annum. We are informed VAT is NOT payable on the rent.

Premium

£40,000. We understand VAT is payable on the premium.

Business Rates

Rateable Value of £19,000

Energy Performance Certificate

Upon Enquiry

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