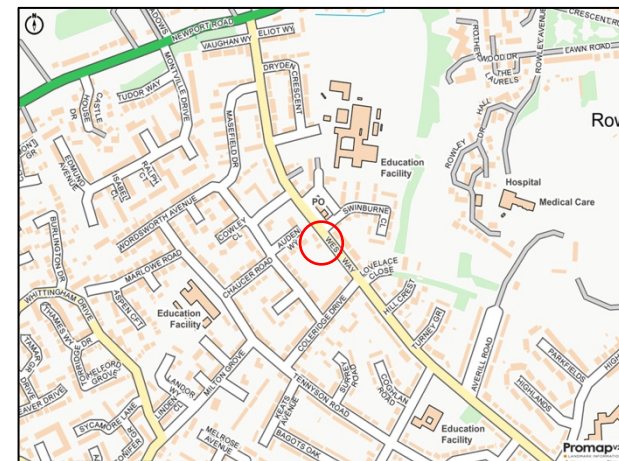
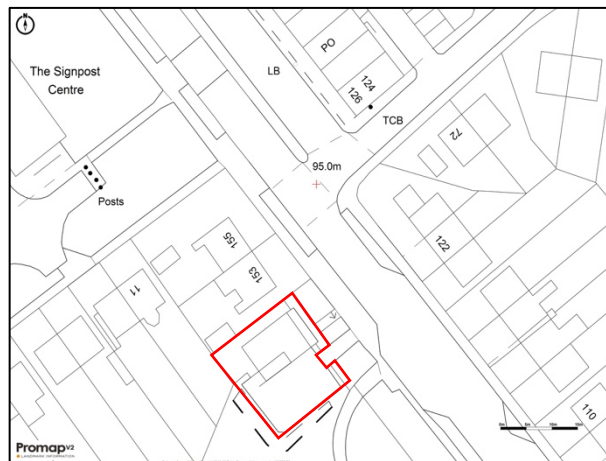




DUE TO RETIREMENT

**Prominently Situated
Café/Restaurant Premises
To Let by Assignment
in
Stafford**



- **“Breakfast at Timothy’s” at No. 151 West Way, Highfields, Stafford, Staffordshire, ST17 9UX**
- **660 sq.ft. (61.30 sq.m.)**
- **Fully fitted and trading as a café/restaurant**
- **Prominent location in densely populated residential area**
- **Adjoining private car parking for six vehicles**
- **Close to busy neighbourhood shopping precinct**
- **Offered as a going concern due to owner’s retirement**
- **Rates free subject to occupier qualification**

BANK CHAMBERS SALTER STREET STAFFORD ST16 2JU

TEL: 01785 244400 FAX: 01785 244901

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LOCATION

The property is prominently situated on the south side of West Way between its junctions with Swinburne Close and Coleridge Drive in a densely populated residential area located about one mile south-west from Stafford town centre. West Way provides a direct link between the A518 Newport Road and the A449 Wolverhampton Road. A neighbourhood shopping centre is close by and accommodates a Spar convenience store, a newsagent, a pharmacy, a fish and chip shop and a Chinese takeaway.

DESCRIPTION

The premises are of detached single-storey part rendered brick construction with a flat roof and provide a ground floor centrally heated and air-conditioned retail area fully fitted out and trading as a café/restaurant. The property is held on a lease and has been held by the present tenant from 2021 who now wishes to retire.

This popular and well-established catering outlet is available for early occupation and is offered complete with extensive trade fixtures fittings and equipment to provide a new tenant with an ideal opportunity to acquire a going concern ready for immediate continuing trading.

ACCOMMODATION (all dimensions and areas referred to in these particulars are approximate)

FLOOR	DESCRIPTION	SQ.FT.	SQ.M.
GROUND	Café/Restaurant area	605	56.20
	Kitchen	55	5.10
	WC facilities	-	-
	TOTAL NET FLOOR AREA	660	61.30

EXTERNAL customer access from West Way and vehicular driveway access to surfaced car parking area capable of accommodating up to six vehicles. Rear enclosed yard area.

SERVICES

All mains services are connected. The premises are centrally heated by hot water radiators fed by a Biasi gas-fired boiler. Air-conditioning is also fitted.

ASSESSMENTS

The local rating authority is Stafford Borough Council. The rateable value of the property is £10,750 with no uniform business rates scheduled to be payable for the year ending March 2025 subject to certain qualifying criteria. These details have been based on the information provided by the Valuation Office's website and should be double-checked by any party intending to enter any commitment that relies on their accuracy.

EPC

The Energy Performance Certificate issued for this property indicates an Asset Rating of 53 within Band C. A full certificate with recommendations will be provided on request.

TENANCY

The premises are currently subject to a five-year full repairing lease from 19th July 2021 at a rental of **£12,000** per annum exclusive of rates without review. The landlord insures the property and recharges the tenant the appropriate cost thereof.

FIXURES AND FITTINGS

An inventory of the trade fixtures, fittings and equipment will be provided on request.

TERMS

The current tenant and business owner is proposing to assign the leasehold interest, together with the business as a going concern, at a price to be agreed.

VAT

VAT is not applicable in this instance.

LEGAL COSTS

Both parties are to be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty and VAT due thereon.

VIEWING

By arrangement with the Agents' Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

BP/8533

05.12.2024

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