

# RESTAURANT FOR SALE (Moving to larger premises)

## Devizes

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PROPERTY CONSULTANTS



### ESTABLISHED TOWN CENTRE RESTAURANT

2-3 Snuff Street  
Devizes  
Wiltshire  
SN10 1DU

524 sq ft (48.67 sq m)

- Well established restaurant - 24 covers internally and 10 externally under cover
- A3 use 7 days and evenings a week
- Kitchen equipment available by way of separate negotiation



# 2-3 Snuff Street, Devizes, Wiltshire SN10 1DU

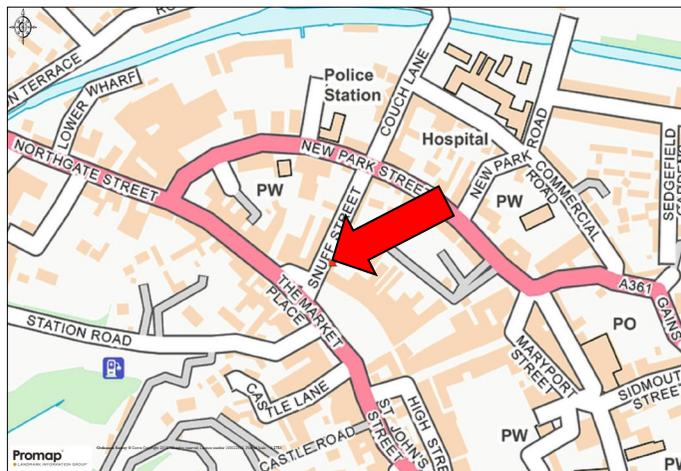
## Location

Devizes is a picturesque market town situated in the centre of Wiltshire and dates back to the 11th century. It is situated just over 10 miles southeast of Chippenham, 11 miles northeast of Trowbridge and 14 miles southwest of Marlborough.

The town is steeped in history with the textile, brewing and corn industries. It has been home to Wadworth brewery since 1875 and Devizes has attracted many well known companies including Smallbone of Devizes, Haydens Bakery, MSA Latchways and Aster Housing Association. The Town is also home to Wiltshire Police Headquarters.

Devizes is a popular tourist destination being on the Kennet & Avon canal's famous locks and there is the Devizes museum. The town centre provides a wealth of independent retail traders and it is also served by Sainsburys, Morrisons and Lidl supermarkets.

Snuff Street is a one way street linking the Market Place with the A361 main road.



## Description

The brick built restaurant which forms part of the old Anstie's tobacco factory offers an open plan seating area of 24 covers internally and a further 10 seats in the covered area externally.

The restaurant has recessed spot lighting and offers a contemporary wood, metal and glass finish. There is a single customer WC facility.

Behind the restaurant area is a fully fitted commercial kitchen with stainless steel and tiled walls. There is also a drinks display area and additional storage. There is a further staff WC facility.

To the rear of the property there is pedestrian access for deliveries and refuse collection.

The restaurant has a 5 star Hygiene Rating.

## Accommodation

The property has been measured on a gross internal basis and calculated to be approximately 524 sq ft (48.67 sq m).

In addition the covered area immediately to the front of the restaurant is available for the exclusive use of the operator.

## Services

We are advised that all main services including a three phase electricity supply are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Energy Performance Certificate

The current EPC is band B (44). The full certificate and recommendations can be provided on request.

## Terms

The property is available to purchase by way of the remainder of the 999 year lease and a premium of £175,000 exclusive of VAT is sought.

All the kitchen equipment including the cooker, fridges, freezers, glass washer, dishwasher, drinks coolers, microwave, griddle and coffee making machine are available to purchase by way of separate negotiation.

## Business Rates

The Valuation Office Agency website describes the premises as "Restaurant and Premises", with a rateable value of £7,800.

Interested parties should make their own enquiries to the local billing authority Wiltshire Council 01225 713000 to ascertain the exact rates payable. A change in occupation may trigger an adjustment for the rating assessment.

## VAT

We are advised that The Property is not elected for VAT.

We recommend that the prospective purchaser establishes the implications before entering into any agreement.

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## Planning

The restaurant has an A3 (restaurant, snack bars and café) planning consent seven days a week. There is an alcohol licence to 11pm seven days a week.

## Alder King supports The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## Subject to Contract

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## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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