



FOR SALE – LONG STANDING PROFITABLE LEASEHOLD RESTAURANT BUSINESS

LA DOLCE VITA | 35A HILLS LANE | SHREWSBURY | SHROPSHIRE | SY1 1QU



KEY POINTS

428

SQ FT

RESTAURANT AREA WITH BAR



PROMINENTLY LOCATED
WELL-PRESENTED RESTAURANT
IN THE SOUGHT AFTER
TOWN CENTRE OF SHREWSBURY


HIGHLY PROFITABLE
RESTAURANT WITH
OUTSTANDING
REPUTATION


ALL MEASUREMENTS ARE APPROXIMATE



OFFERS IN THE REGION OF
£150,000
(EXCLUSIVE)


James Evans

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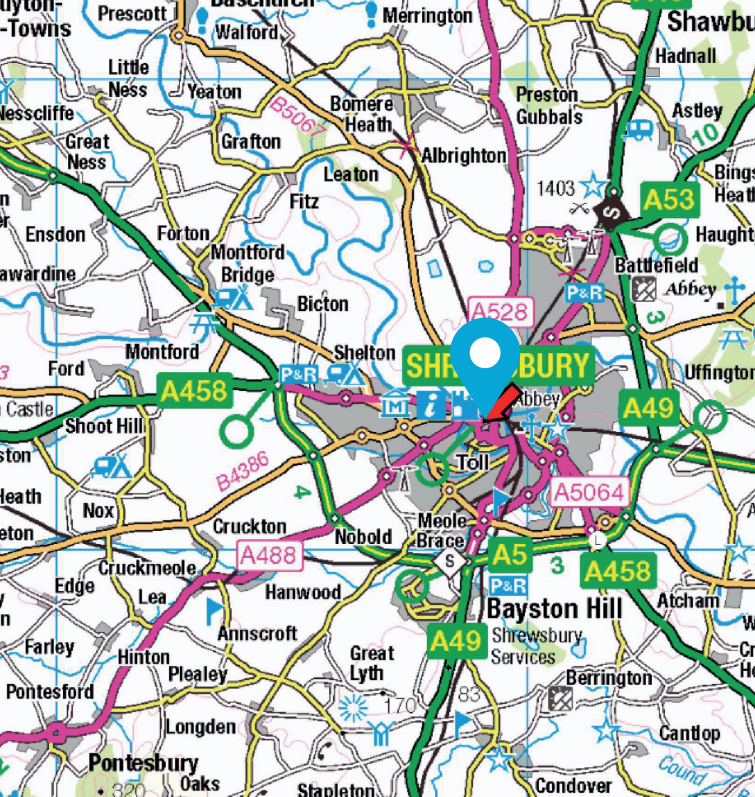
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SHREWSBURY
POPULATION

77,000

APPROXIMATELY



LOCATION

The business is prominently located fronting onto Hills Lane in the town centre of the sought after town of Shrewsbury. The business is located adjacent to several of the town centre public car parks and located within proximity of Rowley's Museum. The surrounding occupiers include Ten and Six, KFC and a variety of retail and leisure based occupiers. The business is located within proximity of all local amenities. The business is located just off Barker Street which serves as one of the main arterial roads serving the town centre of Shrewsbury.

Shrewsbury is the County Town of Shropshire and has a significant catchment population as well as acting as an administrative and tourist centre. The town is sat on the River Sever and had a population of 76,782 at the 2021 census.

The town is located approximately 48 miles west of the City of Birmingham and approximately 40 miles south of the City of Chester. There is access to the national road network via the A5 (M54 link road).



what3words
energy.ideas.party



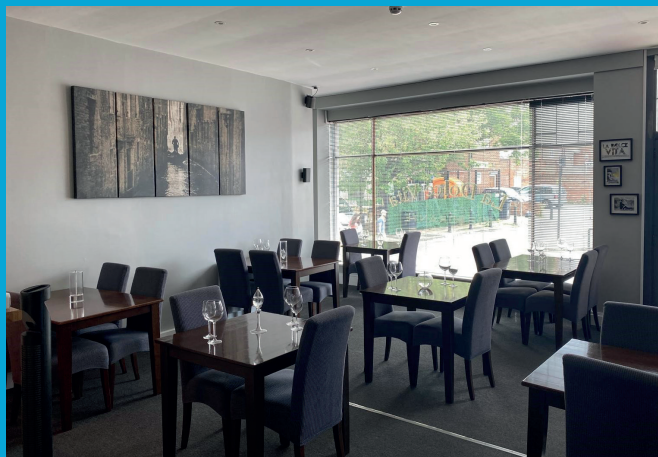
DESCRIPTION

The leasehold business comprises of a very well presented 29 cover restaurant that is arranged to provide an open plan dining area with bar and a commercial kitchen and toilet and ancillary accommodation.

The business trades from a ground floor lock up shop unit that provides a Total Net Internal Floor Area of approximately 679 ft sq (63.07 m sq). It is arranged as a restaurant area with a Total Net Internal Floor Area of approximately 428 ft sq (39.76 m sq) with a toilet. There is then a fully fitted commercial kitchen with a Total Net Internal Floor Area of approximately 193 ft sq (17.93 m sq) that has a toilet and preparation/stores.

The ground floor restaurant premises forms part of an attractive listed property that is of traditional construction being of brick construction under a slate roof cover with a fully glazed shop front to the restaurant.

An internal inspection is recommended to fully understand the quality of the restaurant premises.



BUSINESS

The business is reluctantly offered for sale as a genuine retirement sale and has been under the ownership of the existing proprietors for over 25 years. The business is run as a family restaurant and is run by the existing proprietors with no staff. It offers a unique highly profitable restaurant business that has established an enviable reputation as an Italian restaurant. The business offers the very best in authentic Italian fine dining and holds two AA rosettes.

The business has the current opening hours of

Lunchtimes

Friday and Saturday - 12pm to 1.45pm

Evenings

Wednesday to Sunday - 6.30 pm to closing

The restaurant is highly profitable with a turnover of approximately £207,500 in the last financial year and a gross profit of approximately 54 % and a significant net profit. Further financial information is available from the selling agents upon request including audited accounts.

The outstanding opportunity that the business provides can only be appreciated by undertaking an inspection of the same.

The business benefits from a restaurant licence.

Further details relating to the business can be obtained from the website

<https://www.ladolcevitashrewsbury.co.uk/>

INVENTORY

An inventory relating to the fixtures and fittings included in the sale of the business is available from the selling agents upon request.



TENURE

The business is offered for sale leasehold and is currently subject to a lease for a term of 7 years from 21st of June 2018. The current rent is £9,500 per annum. The lease is granted on Tenants Full Repairing and Insuring terms.

The landlord is willing to grant a new lease at the lease expiry on terms to be agreed further details are available from the selling agents upon request.

SERVICES

(not tested prospective purchasers should rely on their own enquiries)

Mains water, electricity, drainage and gas are understood to be connected to the property.

ACCOMMODATION

(all measurements are approximate)

Restaurant

Restaurant area with bar 428 ft sq (39.76 m sq) Toilet Kitchen 193 ft sq (17.93 m sq) Preparation Area 58 ft sq (5.39 m sq) Toilet

RATEABLE VALUE/EPC

RATEABLE VALUE

ENERGY RATING

RATEABLE VALUE:
£11,000 - £5,489

E (125)

VAT

The sale is understood to be elected VAT

PLANNING

Interested parties are advised to make their own enquiries.

The restaurant is understood to benefit from planning consent for Use Class E.

The business trades from a property that is understood to be listed.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in respect of the transaction. The purchaser will be responsible for the landlords' professional costs in assigning the lease or the granting of a new lease.

LOCAL AUTHORITY

Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

0345 678 9000

 [SHROPSHIRE COUNCIL WEBSITE](https://www.shropshirecouncil.gov.uk/)



VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

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