

FOR SALE FREEHOLD RESTAURANT - OFFERS INVITED

ZIA MARIA

London Road, Ascot, SL5 7DL



Key Highlights

- Roadside freehold restaurant on London Road (A329)
- Affluent location just off Ascot High Street
- Prominent position on a busy thoroughfare
- Approximate gross internal floor area 3,983 sq ft (370 sqm)
- Site extending to approximately 1.872 ha (4.627 acres)

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow square.

Location

Ascot is a town in East Berkshire, 9.7km (6 miles) south of Windsor, 6.4 km (4 miles) east of Bracknell and 40.2km (25 miles) west of London.

Ascot Railway Station provides direct train services to London Waterloo in just under an hour.

Zia Maria comprises a detached prominent end of terrace building facing London Road (A329) just off Ascot High Street.

There are a number of commercial and retail occupiers situated on the High Street including; Guy Salmon Land Rover, the Stag Pub, Barclays Bank, Tesco Express and Starbucks. Ascot Racecourse, one of the leading racecourses in the United Kingdom, is situated approximately 1.6km (1 mile) to the north west.

Description

Zia Maria is arranged over ground and first floors, with a yard area to the rear, having access from London Road. Elevations are of painted brickwork and tile hanging incorporating timber framed windows. The restaurant has a pitched tiled roof.

Outside there is a large decked trade garden which overlooks the woodlands. There is also a small watercourse adjacent to the garden. The car park is to the west of the property accessed from London Road.

Internal Description

There is a single entrance which leads to the bar area with central bar servery and a double entrance which leads to the restaurant area. Both of which face London Road. Also at ground floor level there is fully fitted trade kitchen, utility and store areas, ladies' and gentlemen's WC's and cellar. Living accommodation is provided at first floor.

The gross internal floor area is approximately 3,983 sq ft (370 sq m).

Rating

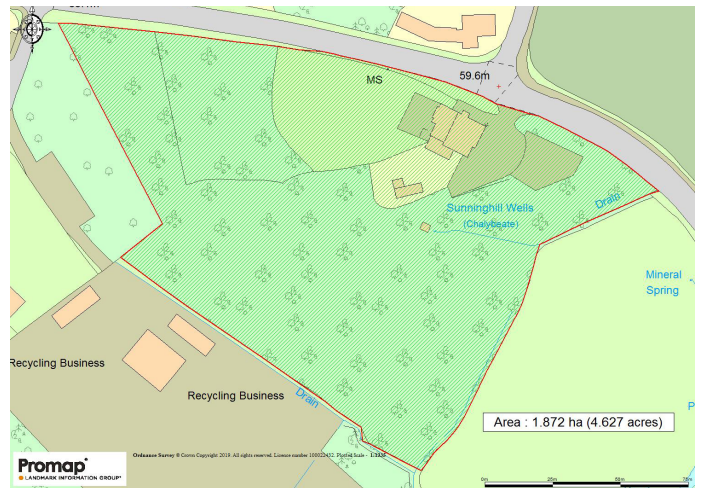
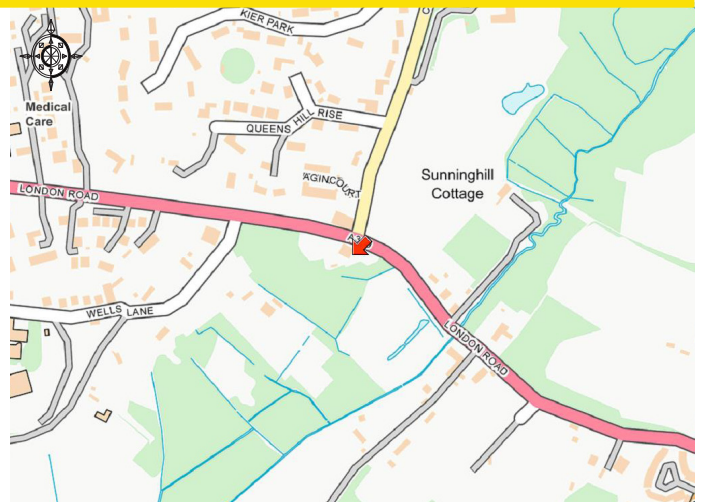
The subject property is listed in the 2017 Rating List with a Rateable Value of £43,400. The National Multiplier for England and Wales for small businesses in 2019/20 is £0.491.

Energy Performance

The subject property has been given a 'D87' Rating. The EPC will be made available upon request.

Contact

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Planning

The property is not listed nor situated within a Conservation Area but it does lie within the Green Belt. The area is administered by the Royal Borough of Windsor and Maidenhead.

Licences

The property has a Premises Licence ref PL000767. The premises are licenced to sell alcohol from 10am to 12.30am Sunday to Thursday and 10am to 1am Friday and Saturday.

Price

Offers are invited on a freehold basis with vacant possession. VAT will be applicable.

Viewing

For a formal viewing, strictly by appointment with Savills.

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