

EAT, DRINK AND BE

1-2 Walcote Place, High Street, Winchester, Hampshire SO23 9AP



Key Highlights

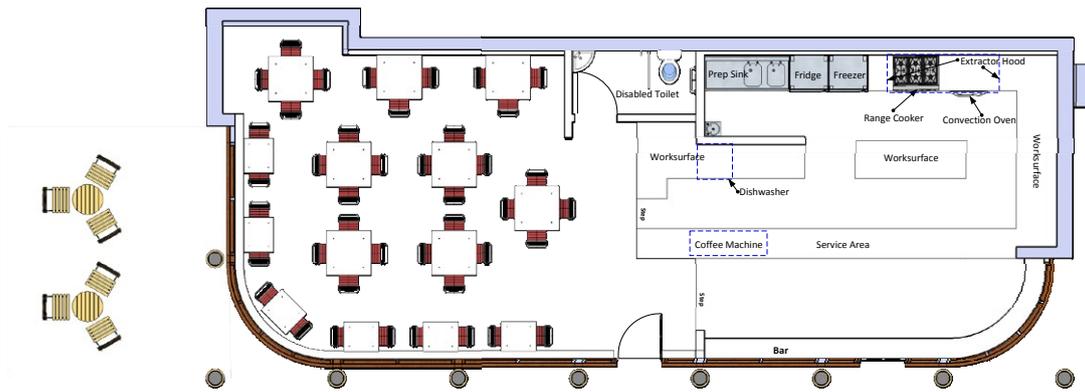
- Privately operated city centre cafe business established in 2014
- Prominent location opposite Winchester Crown Court and office buildings
- Ground floor trading area with 52 seats
- Attractive and sought after external terrace with 36 seats
- Benefits from good footfall from city's main car-park and nearby High Street
- Suitable for a variety of uses under Commercial Class E (including restaurant, cafe, retail and business services)

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Location

Eat, Drink And Be is located in the historic city of Winchester, 65 miles south-west of London and 13 miles north of Southampton on the western edge of the South Downs National Park. The city has a population of 45,184 and the wider City of Winchester district is 116,800 (2011 Census).

Walcote Place is located just off High Street and benefits from good levels of passing footfall being less than 200 metres from the city's main Tower Street car park en-route to the pedestrianised retail area. The area is also within a collection of office and municipal buildings including Hampshire County Council HQ, Hampshire Constabulary and Winchester Crown Court. Operators in the immediate area include Cote Brasserie and O'Neills with Jewry Street's restaurant operators located close by. Within Walcote Place are several independent retailers. Elizabeth Frink's famous "Horse and Rider" sculpture is located opposite.

Property

The property comprises two former retail premises and is of single storey brick construction under a part pitched tile and flat roof with a wrap-around glazed exterior. To the front of the property is a terrace with seating for approximately 36 customers.

Internal Description

The property benefits from an open plan customer area with 52 seats, service counter and small preparation area with extraction. An 'accessible' unisex WC is provided. The property benefits from good natural light from the two main frontages.

FLOOR	SQ FT	SQ M
Ground Floor	1,017	94.5
External Terrace	Not measured	

The Opportunity

Eat, Drink and Be is a popular independent café business established in 2011 providing a breakfast and lunch menu alongside a wide range of beverages. The café benefits from good levels of custom from local business, residents, visitors and tourists.

The cafe business normally trades Monday to Friday 08:00 - 17:00, Saturday 09:00 - 17:00 and Sunday 10:00 - 16:00. For more information please visit www.eatdrinkbe.co.uk

There is scope to operate later in the evening as applying for a premises licence to sell alcohol.

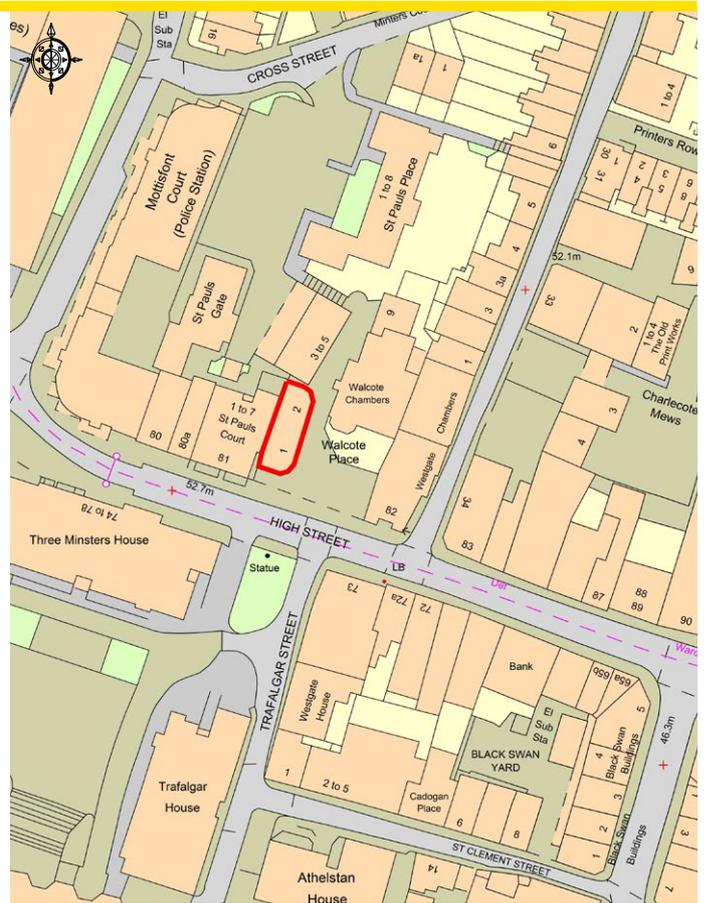
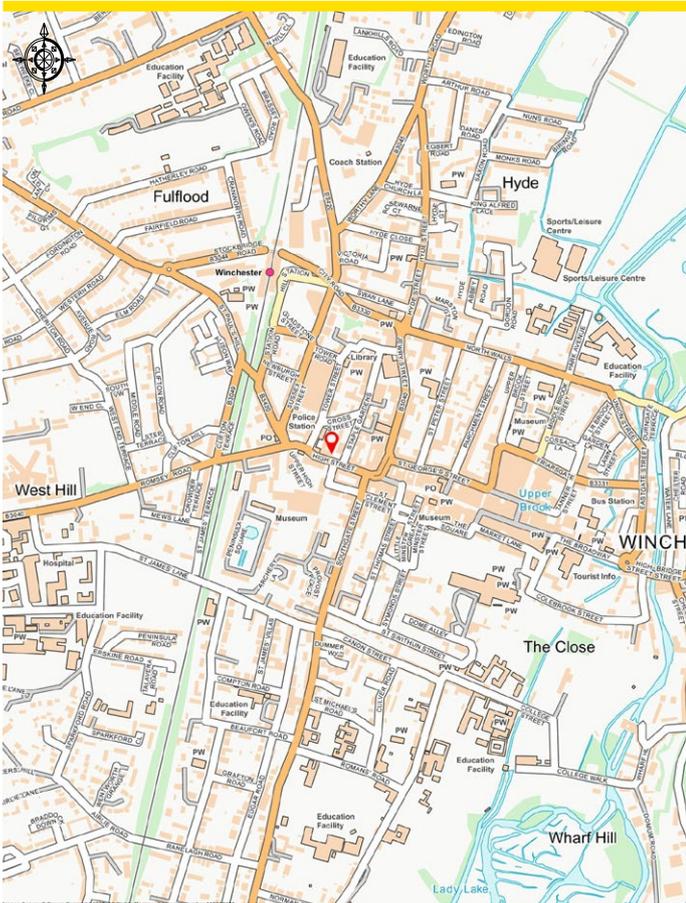
The business owners operate a separate food and beverage concession at Winchester Crown Court. Further details are available upon request.

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Staff

Staff will be protected under TUPE and transferred. We recommend interested parties seek independent advice on staff liability.

Fixtures & Fittings

We understand that all trade fixtures and fittings owned outright by our client will be transferred on completion. Stock at valuation will be purchased in addition on completion.

Tenure

Leasehold. The property is held on two co-terminus leases which benefit from a 12 year extension from 25 March 2020. The passing rent is £64,500 per annum exclusive subject to three yearly rent reviews.

Transaction Type

Our client is seeking to dispose of the entire share capital of Encontro Ltd which currently holds the lease on the property. Premium offers are invited.

Rating

The subject property is on the 2017 Rating List with a Rateable Value of £49,500. The Small Business Multiplier for 2019/20 is 49.9p/£. Please check www.voa.gov.uk for up to date information on rates payable.

Planning & Use

We understand the premises benefit from former Class A3 Use, currently Class E under the Town and Country Planning (Use Classes) Order 1897 (as amended). Class E covers cafe, restaurant, retail, business and professional services.

Energy Performance Certification

An up-to-date assessment is pending.

Viewing

Formal viewings are arranged strictly by appointment with Savills. Please do not approach the business directly.

Contact

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