

**Lot 4, 19 High Street, Petersfield,
Hampshire GU32 3JT**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Attractive Freehold Restaurant Investment

www.acuitus.co.uk

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Property Information

Attractive Freehold Restaurant Investment

- Affluent and Historic Hampshire Town
- 15 year lease from March 2021
- Trading as Ruby & Montys Kitchen & Bar
- Recently fitted out to a high standard
- Attractive Grade II Listed building of approximately 316.00 sq. m. (3,402 sq. ft)

Lot

4

Auction

12/Jul/2022

Rent

£50,000 per Annum Exclusive

Status

Available

Sector

Restaurant

Auction Venue

Live Streamed Auction

Location

Miles

15 miles south-west of Haslemere, 18 miles north of Portsmouth, 57 miles south-west of London

Roads

A272, A23 and A3 link to A3(M)

Rail

Petersfield Station (London Waterloo 63 minutes)

Air

London Gatwick Airport (34 miles), London Heathrow Airport (38 miles)

Situation

Petersfield is an affluent and historic market town in the heart of the South Downs National Park. The property lies a short distance to the east of The Square, home to Hampshire Farmer's Markets, as well as the entrance to the Rams Walk Shopping Centre. Nearby occupiers include M&S Simply Food, Boots, Poundland, Superdrug and NatWest Bank.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property, a busy restaurant and cafe, is arranged over four floors with ground and part first floor restaurant accommodation with kitchen/ancillary accommodation on part first, second and basement floors. The second floor was historically used as residential accommodation. The property also benefits from a rear external terrace.

VAT

VAT is applicable to this lot.

Completion Period

Six week completion available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	141.00	(1,518)	Chichester Food Co. Ltd (trading as Ruby & Montys Kitchen and Bar) (1)	15 years from 19th March 2021 until 18th March 2036 (2)	£50,000	19th March 2026 19th March 2031
Basement	Ancillary	35.00	(377)				
First	Restaurant/ Ancillary	90.00	(969)				
Second	Ancillary	50.00	(538)				
Totals		316.00	(3,402)			£50,000	

(1) www.rubyandmontys.co.uk/ Established in 2021, Ruby & Monty's serve breakfast, lunch & afternoon tea during the day and pizza & pasta in the evening.

(2) The tenant is currently benefitting from a 12 months half rent period from 25th March 2022 to 25th March 2023. The vendor will top up this amount on a pro rata basis in order for the property to effectively be producing a rent of £50,000 per annum from completion of the sale.

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September 2020