



Queen's Hall Café & Restaurant

44 High Street, Narberth, Pembrokeshire. SA67 7AS

Leasehold £25,000 to include fixtures & fittings or
£10,000 excluding fixtures & fittings

- Well appointed and recently developed Town Centre Cafe
- Premises appointed to a very good standard throughout
- Trading Area to seat 40
- Outside Seating Area for 25+
- Sales circa £220,000 per annum
- Privately owned Lease on sensible terms
- Lock-up
- CIVIL CEREMONY LICENCE NOW GRANTED FOR QUEENS HALL

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LOCATION

Narberth is a gorgeous little market town in the east of Pembrokeshire, well known for its multi coloured Edwardian and Georgian buildings which line the High Street. The town has developed quite a reputation as a shoppers haven, being home to a number of independent shops selling a whole range of exquisite items from fine art to fine food, along with vintage and antique shops. It is also well blessed with a number of award winning cafes, pubs and restaurants leading to it being a very popular location for both locals and tourists.

The Queens Hall Café is a newly developed café and restaurant which comprises part of the Queens Hall, a property owned by a local charitable organisation which operates functions and events with more than 60 taking place every year. This provides excellent scope for the operators of the café as they are in prime position to agree terms to cater for the aforementioned events.

The premises underwent refurbishment in March 2020, with the full refurbishment being completed by the lessees tenants have decided to relinquished their interest as it does not fit in with their other business ventures in the area. The business offers an excellent opportunity for those wishing to operate a café/restaurant within the beautiful Pembrokeshire coastal area. The premises are lock up.

TRADE AREAS

Front entrance leading into CAFÉ, appointed to a very high standard throughout having stripped wood effect flooring and part panelled walls. Fixed wall bench seating and loose chairs to dining style tables for 40. Service counter. CATERING KITCHEN appointed to a good standard, having non slip floor and UPVC clad walls. Good selection of commercial catering equipment and effects (the Rationale oven will not be included in the lease). Shared areas incorporating LADIES & GENTLEMENS TOILETS.

EXTERNAL

Immediately to the front of the property facing the high street is the outside seating area for 25 customers. The present lessees have received permission from the landlords to erect a cover to the seating area in order to make it weatherproof. They have not yet carried out the works as they have now decided to sell their interest in the business.

THE BUSINESS

Since opening in February 2021 the business has traded very well given the challenging environment due to Covid 19 and restricted trading imposed by the Government. The premises have traded between the hours of 09:00 until 16:00 seven days a week, but opened until 10 pm on a Friday and Saturday.

It has become apparent to the current operators that this is not a seasonal business, and trade can be further increased by covering the outside seating area and the re-opening of the Queen's Hall, which brings an eclectic mix of music and comedy to the town and generally stages over 60 events per annum. The operators of the cafe will be in prime position to supply catering contracts for events taking place at the Queen's Hall, which will be considerably boosted by the Hall's recent successful application for a Civil Ceremonies Licence.

Despite no events taking place at Queen's Hall during Covid, and restricted trading hours, the business is expected to show net sales in the region of £220,000 per annum for its first trading year.

TENURE & PRICE

LEASEHOLD £25,000 to include fixtures, fittings and goodwill; alternatively

LEASEHOLD £10,000 to exclude fixtures and fittings

The Rationale oven will be excluded

The Property is held on lease from a private landlord on the following principal terms:-

LEASE	These premises are held on an internal repairing assignable lease.
TERM	Seven years commencing 5th December 2020, subject to the lease having the security of the 1954 Landlord and Tenant Act.
DEPOSIT	£3,000 deposit payable to the freeholders plus personal guarantors if the lease is to be taken by a Limited Company.
RENT	£16,800 per annum paid monthly in advance plus VAT.
RENT REVIEW	Rent reviews every three years to Open Market Rent or in line with RPI whichever is the greater.
REPAIRS	Tenant to be responsible for the repair and redecoration of the interior with the freeholders responsible for the structure. The tenants will also be required to effect insurance cover for their trade contents, public liability etc. Evidence of payment of insurance premiums is required by the freeholders.
FIXTURES & FITTINGS	A number of items of kitchen equipment which are the property of the freeholders are included in the rent, and these must be maintained and, if necessary, replaced by the lessee. Otherwise the tenants will be required to provide and maintain their own fixtures, fittings and effects. <i>There is currently a tenant owned Rationale oven, and this will not be included in any lease.</i>
ACCOUNTS	The Tenant will be required to provide the Landlord with profit and loss accounts at the time of the Rent Review.
SHARED COSTS	The landlords and tenants are to take joint responsibility for the maintenance, cleaning and provision of consumables of the joint use of the main entrance hall, ladies, gentlemen and disabled toilets.
FIRE PRECAUTION WORKS	The landlords will take responsibility for the provision and maintenance of fire security doors, smoke alarms, fire extinguishers, fire blankets etc to the entire premises. If any of the extinguishers are used on the leased property the tenant must replace.
VAT	VAT will be payable on rent. The business will be transferred as a going concern.

LICENCE

A full Premises Licence is held between the hours of 08:00 and 23:00 seven days a week.

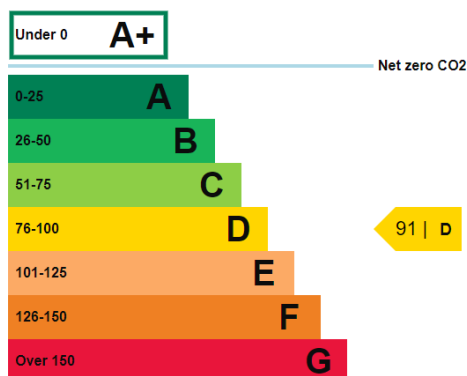
SERVICES

All mains services are connected





This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

EPC Reference: 0220-5933-0331-0680-1030

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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