



Misbah Tandoori Restaurant

9 Priory Street, Monmouth, NP25 3BR

Leasehold £60,000

- Market town well established main restaurant and takeaway
- Ground floor restaurant (34)
- First floor Function room (40)
- 3-bedroom owners' accommodation
- For sale after 32 years in same operators' hands
- Favourable free of tie private lease

Ref: 91564

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SP Sidney
Phillips



LOCATION

The famous medieval town of Monmouth stands alongside the River Wye on the English/Welsh border. It is a popular market town with a vibrant center with many shops, banks and businesses located there, as well as numerous small boutiques, craft shops and restaurants.

It is particularly popular with commuters as it stands alongside the A449 dual carriageway trunk route which links the M50 to the Midlands with the M4 at Newport, South Wales. The Misbah is located in the heart of the town just off the main Agincourt square, overlooking the River Monnow a tributary to the River Wye, it is well positioned for the main town center activity as well as the towns renowned schools. The business is located in 9 Priory Street a Grade II listed building dating back to the early 19th Century being Georgian. It is a terraced property part of the Monmouth Street improvements carried out in 1837, it is in keeping with much of the regency architecture within the town. It houses the well-established business which we now offer for sale. It has dining facilities on the ground as well as first floor and spacious flat second floor. The property is briefly described as follows: -

TRADE AREAS

Ground floor RESTAURANT which is carpeted has leather bound roll topped contemporary style dining chairs to matching tables, currently arranged for 32 diners. DISPENSING SERVERY with display back fitting. CATERING KITCHEN which is in two sections. CATERING AREA with comprehensive stainless steels fittings, fixtures, effects and work surfaces. Fully UPVC/stainless steel panelled walls. Altro nonslip flooring and four section centrally fitted galvanized extractor canopy. Adjacent is the FREEZER ROOM/DRY STORE which has quarry tiled floor and tiled walls.

LADIES AND GENTLEMENS TOILETS.

FIRST FLOOR

Second RESTAURANT/FUNCTION ROOM, which is fully carpeted and well presented with leather bound tub dining style chairs and tables currently arranged for 40 customers. It has a BUFFET DISPENSING AREA. Further CUSTOMER TOILETS off landing.

Large OFFICE/STOREROOM with fitted kitchen units which can be utilized as a dispensing kitchen for the restaurant area.

BASEMENT

Extensive run of CELLAR in three sections, full height ceiling utilized as beer cellar and the large DRY STORE with racking and preparation facilities and third room purely for STORAGE.

OWNERS ACCOMMODATION

SECOND FLOOR

Arranged as follows: -

BEDROOM 1 double size

BATHROOM with a suite of wash hand basin and shower. Separate WC adjacent.

Large domestic LOUNGE with feature with enameled tiled fire place

BEDROOM 2 double size

BEDROOM 3 double size

EXTERNAL

Small OUTSIDE SPACE utilized for storage of bins extra.

THE BUSINESS

Our client has operated the Misbah for over 32 years and is selling due to his wish to retire. Its success is recognised in many accolades including the best restaurant in South Wales by the 'Good Curry Guide 2014'. It currently operates as a traditional Indian restaurant on limited hours only opening 6 nights a week from 17:00-23:00 for dining as well as takeaways.

We have been advised that accounts for the year ending December 2019 showed takings net of VAT of £220,00 achieving a net profit of £36,000.

There is no reason why this level of trade should not be continued or even improved upon with the restaurant being in the hands of a younger more energetic owner operators and indeed could be utilised for any number of restaurant styles.

LICENCE

Full premises licence is held for the sale of alcohol. Current hours Monday- Friday 17:00- 23:00 and Saturday - Sunday 12:00- 00:00.

SERVICES

All main services. Gas fired central heating and air conditioning to the ground floor restaurant.

Local Authority: Monmouthshire County Council
County Hall, The Rhadyr, Usk, NP15 1GA

Tel: 01633 644644



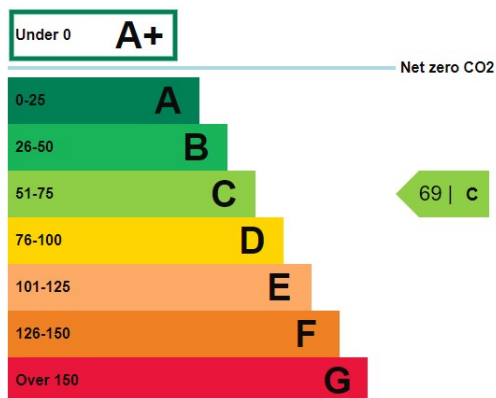
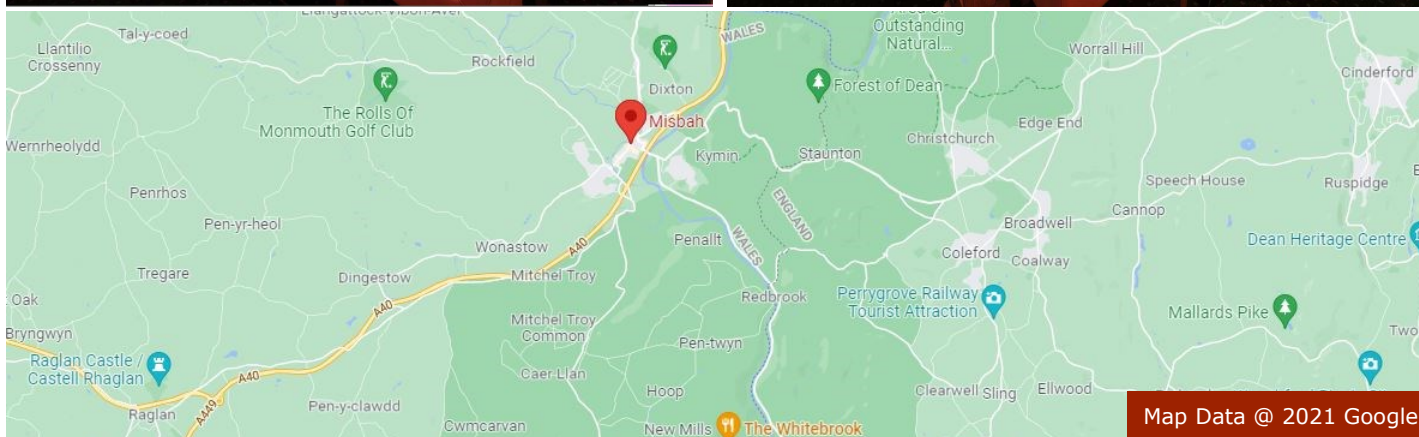
TENURE & PRICE

LEASEHOLD £60,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Property is held on a fully repairing and insuring lease agreement from a private individual for a term of ten years commencing January 2020. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £21,000 per annum paid monthly in advance, subject to five yearly rent reviews, the next due in November 2024. There is no requirement for a rental deposit to be paid to the Landlord. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 0198-9825-8240-8990-4103

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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