



Giacomo's Ristorante Italiano

Morleys Road, Sevenoaks Weald, Sevenoaks, Kent, TN14 6QR

Tenure: Freehold

Price: £1,200,000

Ref: 91893

SP **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Located in affluent and desirable Sevenoaks Weald
- Substantial and superbly presented premises
- Two trade areas (90-100)
- Three-bedroom accommodation
- Stunning gardens with stunning views (165-200)
- Suitable for a range of pub or restaurant concepts

Location

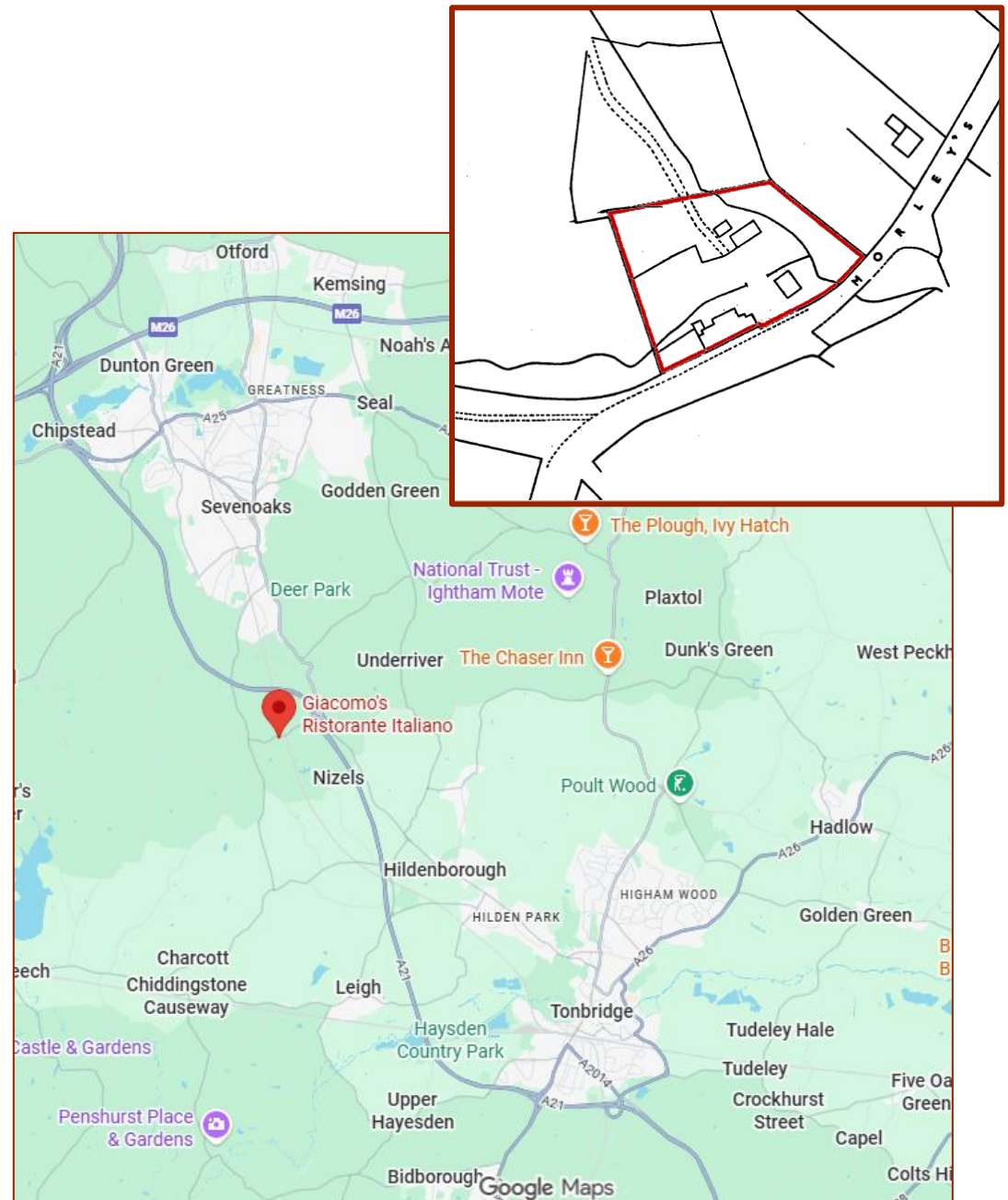
Giacomo's Ristorante Italiano is situated in the highly desirable and affluent village of Sevenoaks Weald, in the Sevenoaks District of Kent. The village lies approximately 2.2 miles south of Sevenoaks, 4.8 miles north west of Tonbridge and 8.1 miles north of Royal Tunbridge Wells. Sevenoaks Weald houses a population in the region of 1,222 residents and is predominantly a residential village with local amenities such as a primary school, community shop and church. Nearby attractions include Nizels Golf & Country Club, Knowle Park and Chatwell House, all of which draw trade and commerce to the area.

The village is easily accessible via the A21, which runs from Hastings on the south coast to the M25/M26. Mainline railway services are available from nearby Sevenoaks with Southeastern services to central London (London Charing Cross, Waterloo East and London Bridge) as well as various locations throughout Kent.

Giacomo's is situated on Morleys Road, a link road between Sevenoaks Weald and the A21, a short distance from the southern end of Sevenoaks.

The Property

The premises is a superbly presented two-storey property with single-storey extensions to the rear. The property is of brick construction under a hip and valley pitched tile roof. It has been well invested in in recent years and is presented to a very high standard throughout, with little to no investment required.



Trade Areas

- RECEPTION AREA.
- LOUNGE BAR/PRIVATE DINING ROOM: A bright and open trade space with vaulted ceilings, LED lighting and integrated speakers. Capable of providing seating for 20-25.
- BAR AREA: With fully equipped bar servery, vaulted ceiling and wine chiller.
- RESTAURANT: Open-plan trade space characterfully presented with carpet flooring, exposed brickwork and LED lighting. Seating for 70-75. Patio doors to external trade areas.
- CLOAKROOM.
- LADIES' TOILETS.
- GENTLEMEN'S TOILETS.
- ACCESSIBLE TOILET.
- TRADE KITCHEN: Extensively equipped with a range of commercial catering units including two convection ovens, eight-burner range cooker, four-burner range cooker, meat slicer, double deep fat fryer, salamander, commercial microwaves, salad stations and fridge storage.
- DESSERT STATION.
- WASH-UP AREA: With commercial pass-through dishwasher.
- DRY STORE.
- OFFICE.
- STORE ROOM/DELIVERY AREA.
- STORE ROOM: With walk-in chiller.

Owners' Accommodation

Located at first floor level, comprising:

- TWO DOUBLE BEDROOMS.
- SINGLE BEDROOM.
- BATHROOM.





Owners' Accommodation continued

In addition, there are storage areas which could well be utilised as further owners' accommodation, or as self-contained staff accommodation:

- STORE ROOM.
- WINE STORE.
- LIQUER AND DRY STORE.

External

- CAR PARK: Marked bays for 25 vehicles and electric barriers.
- STAFF CAR PARK: Space for four vehicles.
- EXTENSIVE TRADE GARDEN: With potential to seat 165-200, incorporating elevated deck, trade patio and a lawned trade garden. Idyllic views across the surrounding Wealden countryside.

The Business

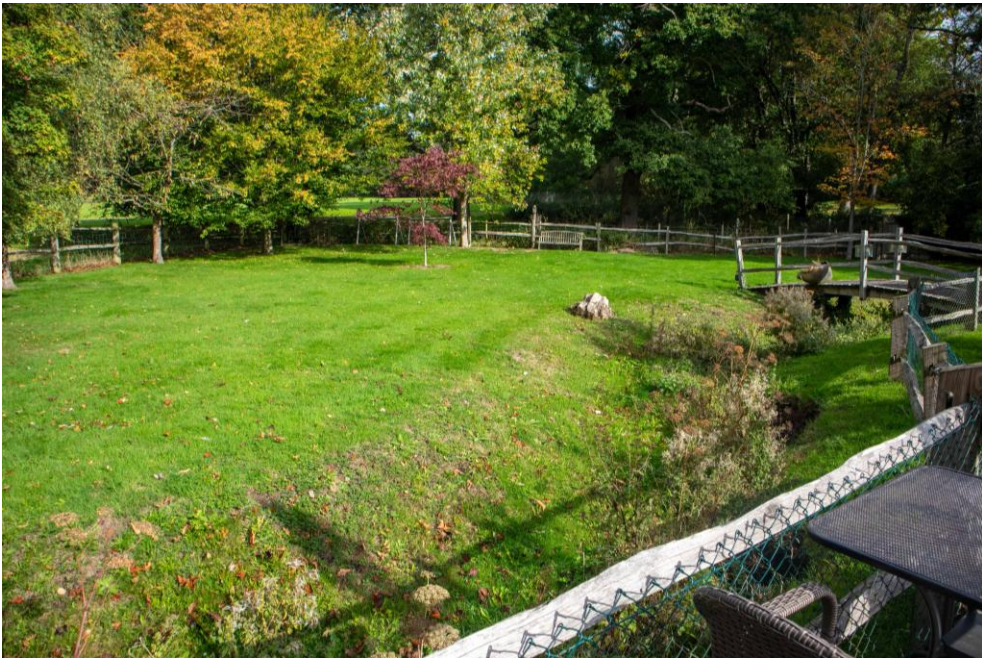
Our clients have owned and operated Giacomo's Ristorante Italiano since September 2013 and have developed a highly popular and well-regarded Italian restaurant. The business draws in custom from not only the surrounding towns and villages but also those visiting the area and its local attractions. It is our understanding that the business currently generates a gross turnover in the region of £15,000 per week.

Although currently operating as an Italian restaurant, we are of the opinion that the property would well suit a range of restaurant concepts, or alternatively, conversion back into a destination food-led public house, or residential dwelling (STPP).

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.







Tenure & Price

FREEHOLD £1,200,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

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Licences

A Premises Licence is held permitting the retail of alcohol (on the premises only):

11:00 – 00:30 – seven days a week

Maximum opening hours: 10:30 – 01:00 – seven days a week

Services

Mains electricity and water are connected. Fuel via LPG. Drainage via Klargester.

Rateable Value: £38,250

Local Authority: Sevenoaks District Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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