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# VANDERVELLS

BUSINESS TRANSFER CENTRE

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Covering Suffolk & Essex  
Telephone (01473) 713589  
www.vandervells.com

## COUNTRYSIDE RESTAURANT In unopposed trading position

This is an excellent opportunity for a person with vision to recognise the potential in this unique and idyllic restaurant location. The restaurant has the cosy feel of a French bistro, but with a touch of the English eccentric. With its own website, the venue caters for 60 covers in the restaurant, and larger parties of 120 with the addition of the marquee.

- TENURE: Leasehold held on a 15-year lease from September 1998 with a current rent of £8,361 p.a. with Rent reviews every 3 years. Section 24-28 of the Landlord and Tenant Act does not automatically apply.
- RATES: Rateable Value £5,500, we are informed that £1,140 is currently payable
- TAKINGS: We understand that the turnover for the year ended 31 December 2005 were £56,276 on 2 days trading per week. There is however no restriction on trading hours.
- STAFF: Run by the owner with assistance from one person and additional casual staff
- TRADING HOURS: Friday and Saturday, by choice, 7.00 p.m. to 9.30 p.m.
- PREMISES: The bar and lounge area are authentic stables (58 sq m), the coach house itself is the restaurant (57 sq m) and the workshop is now the kitchen (24 sq m). The three outside stables are used as the toilets and storage. Outside to the front there is a walled garden with colourful plants and climbers. To the rear in the courtyard an awning is erected in the summer for al fresco dining.
- PRICE: Leasehold, £39,500 plus s.a.v. £2,500
- VIEWING: Strictly by appointment through Vandervells
- LOCATION: Attached to a large country house in an upmarket village situated some 7 miles from Bury St Edmonds

Reference: RE/1004/SE