

Chachaz Restaurant

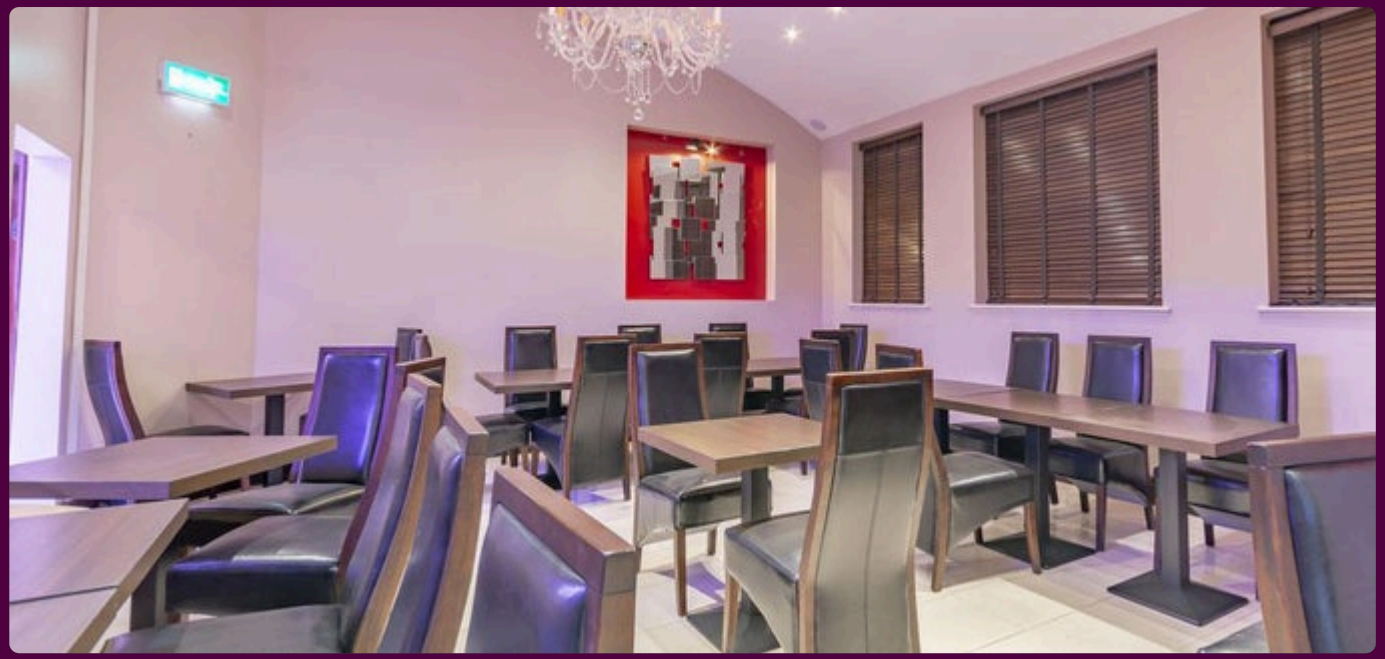
160 Sheffield Road
Barnsley
S70 1JH

Freehold: Offers over £400,000
Leasehold: Nil Premium
Annual Rent: £22,000

Ref: 5469121

KEY HIGHLIGHTS

- Two flats above leased for £13,500 PA
- 80 covers internally
- Potential conversion to a retail unit (STP)
- Available for freehold or leasehold
- Car park to rear
- Virtually brand new, equipped & fitted to a high standard. Energy Rating B



DESCRIPTION

This free of tie, freehold unit is available to buy or to let and is available with fixtures and fittings to run the restaurant and commercial kitchen. It has two flats above, a one bedroom and a two bedroom, which would generate £13,500 per annum in rent for a freehold buyer, they would not be included in a lease of the restaurant.

An ingoing tenant would be required to pay £22,000 per annum for the commercial unit.

The restaurant can seat 80 covers and has only been operated for 4 months. The property has been refurbished and equipped to a high standard.



LOCATION

Chachaz is located in Barnsley, which is a market town in South Yorkshire. The 2011 Census gave the town a population of 91,297 compared to the wider borough which had a population of 246,866. The building is on the main A61, Sheffield Road running through Barnsley. It is situated circa 0.5 miles from the town centre, approximately a ten minute walk away.

GROUND FLOOR

Three restaurant areas, bar, office, commercial grade kitchen, customer toilets, including male, female and accessible facilities, which are finished to a high standard, and a store.

OTHER FLOORS

Basement stores, cellars and cold room.

FIXTURES & FITTINGS

Fixtures and fittings are included with the exception of items that are personal to our client.

LETTING ACCOMMODATION

There is a one bedroom flat which is leased at £500 per calendar month and a two bedroom flat leased at £615 per calendar month. These are available with a freehold purchase only and would not be included in a lease of the restaurant.

One flat is currently vacant and on the market to find a new tenant. The other flat is on a six month shorthold tenancy.









EXTERNAL DETAILS

To the rear of the property is a car park with circa 15 spaces.

THE OPPORTUNITY

The freehold opportunity includes the the two flats above the property. Combined the expected rent from the whole building will be around £36,000 per annum should a new owner choose to lease the restaurant out.

The leasehold opportunity is to lease the ground floor only, and all the equipment within it.

The building is in a fantastic residential and mixed commercial location and offers a new owner the opportunity to change its use from a restaurant to an alternative use, subject to obtaining the necessary planning consent.

TRADING HOURS

The business is currently closed.

BUSINESS RATES

Confirmation of business rates payable should be obtained from the Local Authority.











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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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