



Stylish and exceptionally well-presented licensed restaurant, with a modern contemporary feel and comfortably seating 70 customers internally with an enclosed lawned garden to the rear offering al fresco dining for 40-50 customers. Currently closed but with historic impressive levels of trade. An outstanding catering opportunity in a sought-after town which offers the opportunity to build on the previous trade levels or to develop a style of trade to suit their own requirements. Rent free period available.

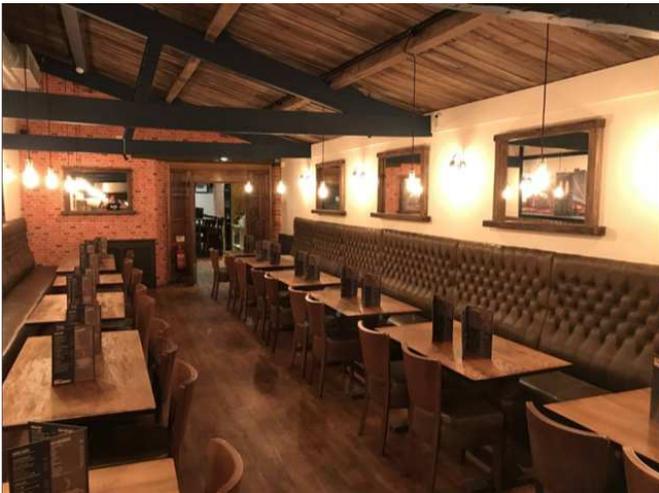
**THE GRILL HOUSE RESTAURANT
SOUTH STREET, GILLINGHAM, DORSET, SP8 4AP
LEASEHOLD OFFERS INVITED ON £25,000 REF: 2104**

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THE PROPERTY

Originally a rugby clubhouse, the premises underwent a complete refurbishment to exceptionally high standard throughout approximately 6 years ago. It has traded as a thriving and well-regarded licensed restaurant which has benefited from considerable investment and expenditure by our client. The premises, which are in a character filled building, offer an eclectic blend of both modern and contemporary finishings and décor and occupy a sought-after town centre trading location. The Grill House provides an exceptional operating environment and the stylish premises offers potential for incoming operators to develop a style of trade to suit their own requirements. This excellent opportunity briefly comprises:- an attractive dining area furnished to a high standard, comfortably seating 20 customers with a bar servery; spacious ground floor main restaurant, again furnished to an exceptionally high standard with vaulted ceilings and comfortably seating 50 plus customers. There is a theatre style commercial catering kitchen and various ancillary and welfare facilities. To the rear is an enclosed trade garden, mainly laid to lawn providing al fresco dining opportunities for 40 to 50 customers comfortably with an outside purpose-built pizza oven and purpose-built bar and customer servery area.



SITUATION

The Grill House is situated in the heart of Gillingham, close to the main town centre and shopping areas. The area is surrounded by a vibrant mix of complementary businesses and Gillingham itself is a busy and growing market town situated in North Dorset between Sherborne and Shaftesbury and is approximately 4 miles from the A303 which links the South West and the M3 to London. Yeovil is within 25 miles and Salisbury is around 29 miles. Gillingham has a population of around 12,000 and has an established local thriving business community as well as a Waitrose supermarket and Costa Coffee. The town has a mainline railway station with connections to London Waterloo and Exeter.

INTERNAL DETAILS

Main entrance door to front into **Entrance Vestibule** with glazed internal door into the **Dining Area**. An attractive character trade area fitted to an extremely high standard throughout and being purposely equipped and furnished with feature brick and stone walls, vaulted ceilings with exposed timbers, wood effect flooring, glass fronted upright wine fridge, range of free-standing wooden tables, banquette leatherette seating and matching quality leatherette upholstered wooden chairs and high stools comfortably seating 20 customers. Timber fronted and topped **Bar Servery** fitted with a range of associated back bar fittings, including Altro flooring, wall shelving, 2 glass fronted bottle fridges and glasswasher. Through into **Main Restaurant** an attractive and impressive character main dining room furnished and fitted to an exceptionally high standard throughout and being purposefully equipped with feature vaulted ceiling with exposed ceiling timbers and boarding, wood effect flooring, filament light bulbs, range of free standing wooden tables, perimeter leather banquette seating to two walls, leather upholstered wooden chairs in all comfortably seating 50 plus customers in attractive character surroundings. Theatre style open **Commercial Catering Kitchen** with Altro flooring, fully stainless-steel clad walls, fitted with extraction system with stainless steel canopies over and gas interlock, stainless steel deep bowl sink unit, 4-door under counter fridge unit. **Wash Up Room** with Altro flooring and wipe clean clad walls and ceiling, stainless steel deep bowl sink unit and stainless-steel racked shelving. **Office. Ladies/Disabled & Gents WCs. Bottle Store.**



EXTERNAL DETAILS

To the rear is a fully enclosed and fenced **Trade Garden** mainly laid to lawn providing al fresco seating and dining opportunities for 40 to 50 customers. Purpose built **Pizza Oven**. Purpose built **Wooden Bar & Customer Servery Area** with storage space. Bin store area. Rear service yard area with **Portacabin Storage Shed** providing additional dry storage with fridge and freezer. Side gate from rear garden leading to town centre car park.

THE BUSINESS

A quality 70 cover licensed restaurant set within a character premises and offering a relaxed dining atmosphere in a high-quality purpose equipped premises in a prime town centre trading position. This well-regarded restaurant boasted an enviable reputation offering an American style menu of quality freshly prepared food cooked to order. The business enjoyed excellent levels of regular repeat business, not only from Gillingham, but the surrounding villages and towns.

Please note that the sale of alcohol can only be ancillary to a table meal.



TRADING INFORMATION

Management accounts provided for the year ending 30 April 2019 show sales of £296,412 including VAT. Trading information can be made available to interested parties following a formal viewing appointment.

PREMISES LICENCE

The property holds a premises licence that allows the sale of alcohol between 10am and 11pm Monday to Saturday and between 10am and 8pm on Sunday. Alcohol can only be sold on the premises as ancillary to a table meal.

POTENTIAL

The sale provides an excellent opportunity to purchase a well-regarded town centre restaurant, the like of which is seldom available in the open market. Our client advises that there is tremendous potential to increase the current trade levels still further, particularly for hands on owner operators. There is potential for incoming operators to develop their own trading style, in a manner to suit their own personal requirements and take advantage of this sought-after location. An internal inspection is a must to fully appreciate the high standards inherent throughout all aspects of this property.

EPC

Requested and to be confirmed.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.vo.gov.uk.

SERVICES

All main services are connected to the subject property.

PRICE & TENURE

Offers invited on £25,000 for the valuable leasehold interest. Vacant possession upon completion.

The business is being offered for a flexible term, by way of a new full repairing and insuring lease with a guide rent of £24,000 plus VAT per annum and rent reviews every 3 years. **A rent-free period is available.** Full terms to be agreed

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262. Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether it is still available.



