

# Town Centre Restaurant Investment For Sale

## 5 West Street Haslemere Surrey GU27 2AF



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One Wellstones Watford Hertfordshire WD17 2AE

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[www.warrantgroup.net](http://www.warrantgroup.net)

## Property Summary

- Approximately 100 Covers with 12 outside Covers
- Attractive former Post Office building
- Entire building let to Ask Italian Restaurants Ltd at a rent of £60,000 per annum exclusive
- Restaurant comprising ground, basement and first floors totalling 3,513 ft<sup>2</sup> / 326.32 m<sup>2</sup>
- A Purchase Price of £1,100,000 plus VAT reflects an attractive Net Initial Yield of approximately 5.36%



## Location

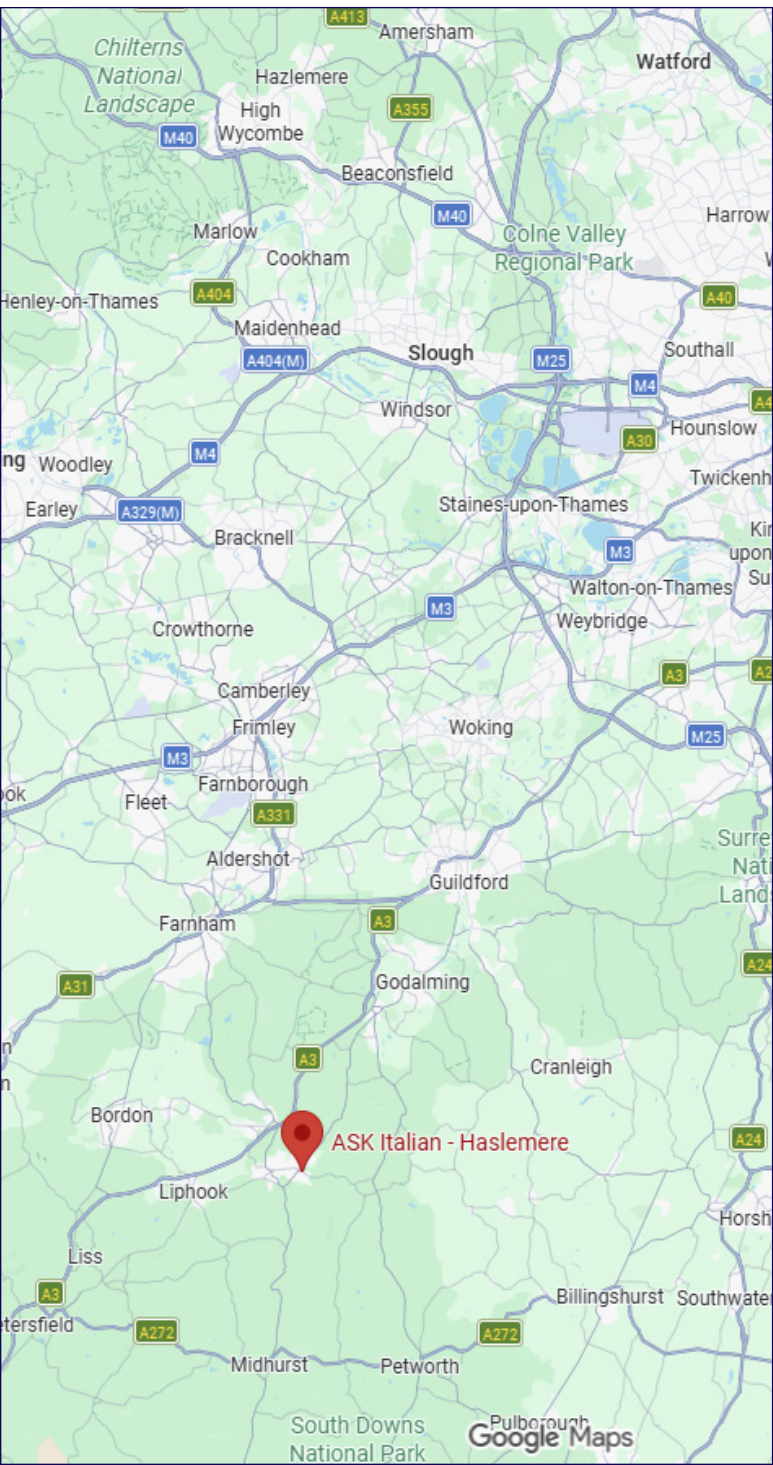
Haslemere is an affluent commuter town with a population of 13,122 persons, located approximately 25 miles south west of London, 4 miles south east of Farnham, 10 miles south of Guildford and approximately 1.5 miles to the west of Junction 10 of the M25 via the A3. The train station provides a service to Central London in approximately 45 minutes, running three times an hour to Waterloo Station. Hind Head National Park lies only half a mile from the town centre.

## Situation

West Street is situated within the town centre just off the High Street behind the town's main car park. Adjoining national multiples include J D WETHERSPOON PLC, BOOTS, BARCLAYS, PIZZA EXPRESS, COSTA COFFEE, WAITROSE, AGA, LLOYDS PHARMACY, FAT FACE, CREW CLOTHING, WAITROSE, EAST INDIA JANE, HSBC, T. JONES, LLOYDS BANK and VISION EXPRESS. This characteristic town offers a varied amount of local and prime secondary shopping.

## Description

The property comprises the original single storey former Post Sorting Office which was converted in 1999 to a Restaurant arranged on ground, basement and first floor, being of brick construction with a pitched tiled roof incorporating a lantern roof light.



### Planning

The property is designated in the primary retail area within an Archaeological Priority Zone and the Haslemere Conservation Area.

### Accommodation

The approximate areas of the property are as follows: -

Ground Floor	2,458 ft <sup>2</sup>	228.38 m <sup>2</sup>
Basement	328 ft <sup>2</sup>	30.47 m <sup>2</sup>
First Floor	726 ft <sup>2</sup>	67.47 m <sup>2</sup>
<b>TOTAL</b>	<b>3,513 ft<sup>2</sup></b>	<b>326.32 m<sup>2</sup></b>

### Rating Assessment

The Rateable Value is £47,750.

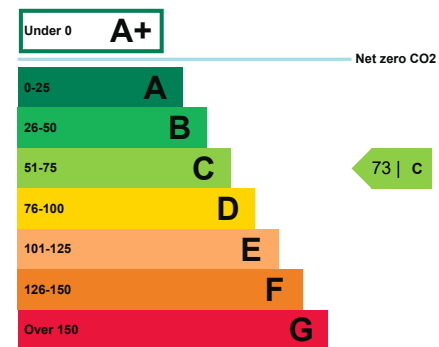
The Uniform Business Rate (Standard Multiplier) for 2025/26 is 49.9p in the £.

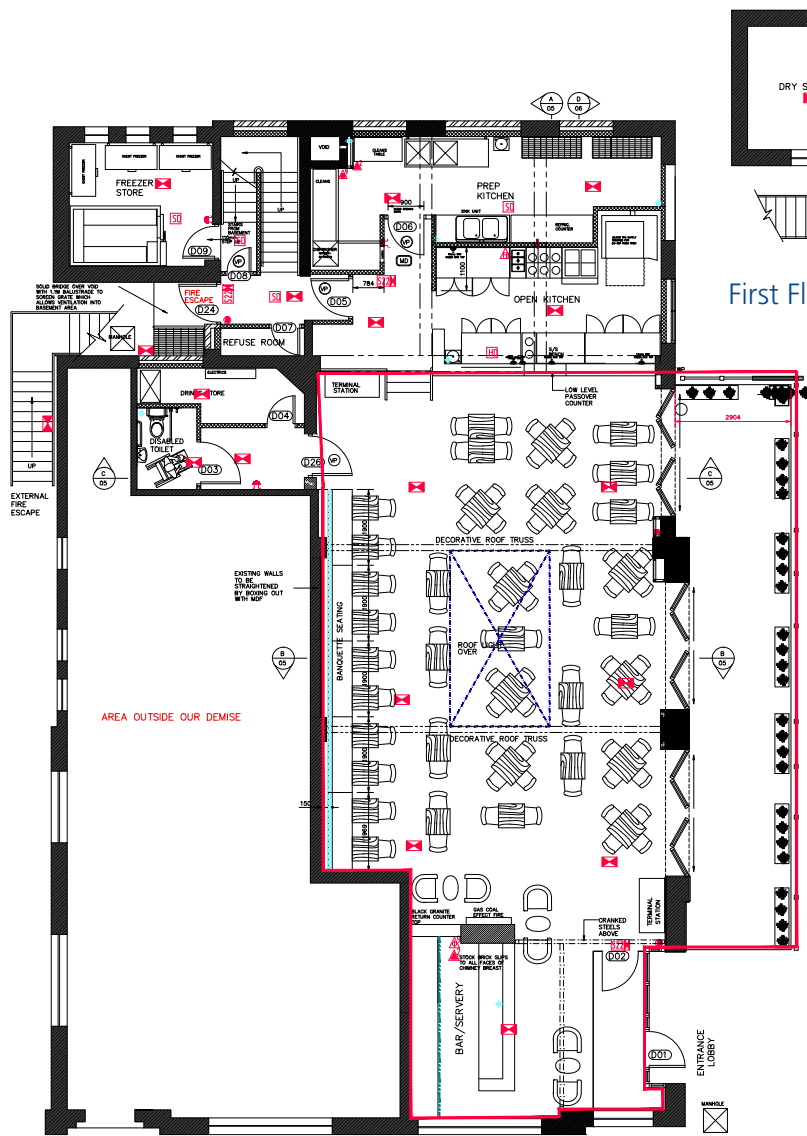
The proposed Rateable Value effective from the 1st April 2026 is £55,000

The RHL (Retail, Hospitality, and Leisure) Multiplier for 2026/2027 is 43.0p in the £ and therefore, the Rates Payable for the year 2026/2027 will be £20,532.50.

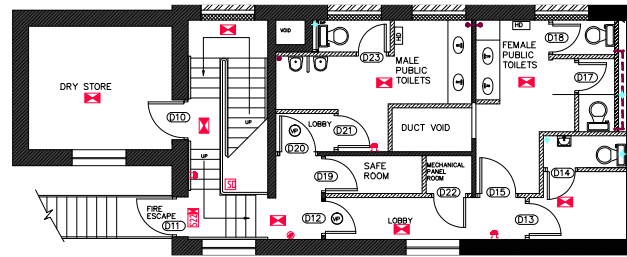
### Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) (Reference: 2611-3482-0890-6408-8691) with an Energy Performance Rating of C:73. A copy of the EPC for the property can be provided upon request.

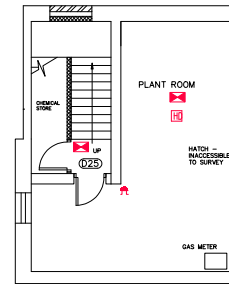




Ground Floor Plan

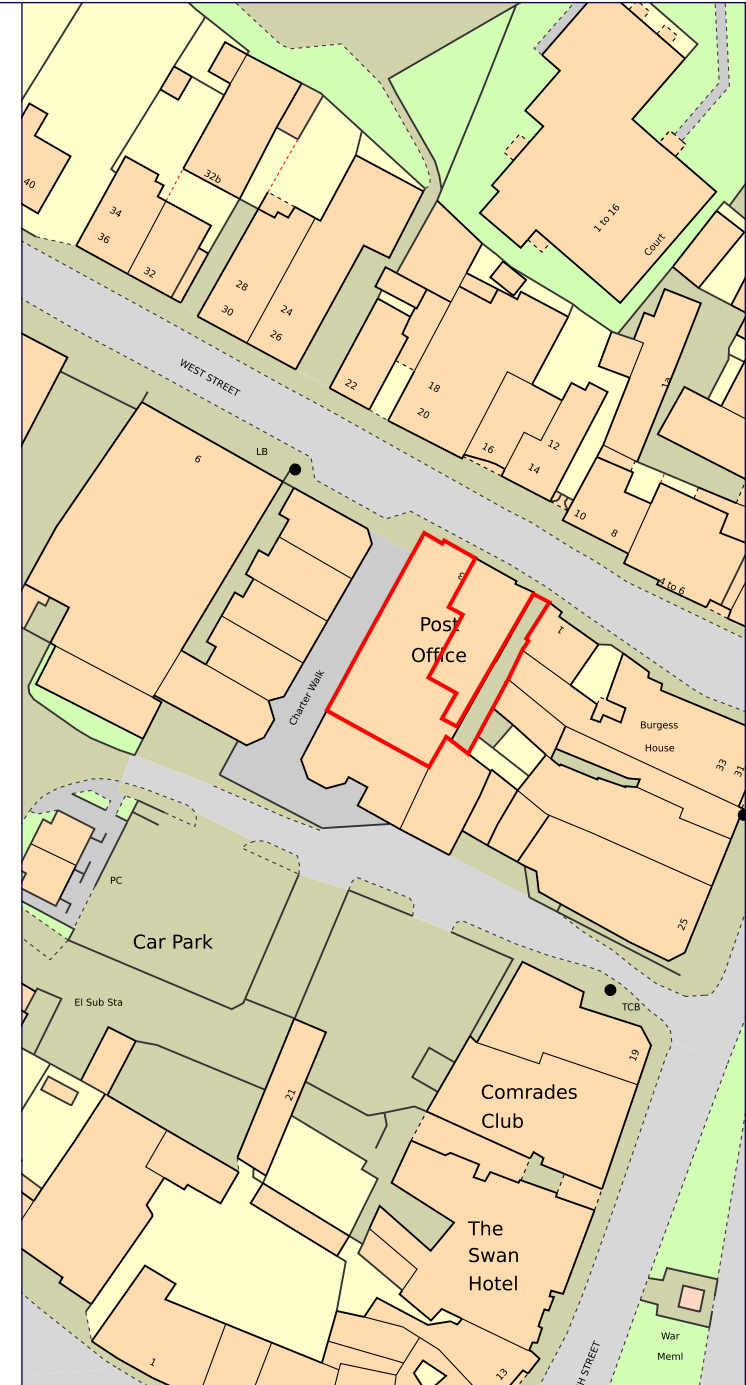


First Floor Plan



Basement Plan

Not to Scale



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## Tenancy

The entire property is let to ASK ITALIAN RESTAURANTS LIMITED on a full repairing and insuring lease for a term of 35 years from 26th August 1999 at a rent of £60,000 per annum exclusive subject to five yearly upward only rent reviews. A rent deposit equivalent to six months rent plus VAT is held (£36,000).

The estimated rental value of the property is £65,000 per annum exclusive.

The rent review due on 26th August 2024 is outstanding.

## Covenant Strength

ASK Italian Restaurants Limited trades from 69 restaurants nationwide.

Company	Ask Italian Restaurants Limited
Year End	30th June 2024
Turnover	£76.2 Million
Pre-Tax Profit/(Loss)	£11.5 Million
Net Assets	£15,614 Million



## Tenure

Freehold

## Price

The freehold investment is available at a price of £1,100,000 subject to contract and exclusive of VAT, which equates to a net initial yield of approximately 5.36% after assuming normal purchasers costs.

## Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the Purchase Price. As the Property is tenanted, then subject to the purchaser also being registered for VAT, the sale can be treated as a sale of a going concern (TOGC)

## Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at approximately £44,500.

## Legal Costs

Each party is to bear their own legal costs.

## Anti Money Laundering

In order to comply with current anti money laundering regulations, the Owners will require certain information from the successful purchaser. In submitting an offer, the purchaser agrees to provide such information when terms are agreed.

## Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

## Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited

One Wellstones Watford WD17 2AE

Telephone: 01923 230414

Email: [admin@warrantgroup.net](mailto:admin@warrantgroup.net)

February 2026

### Disclaimer:

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