



CHILLI BANANA
THAI RESTAURANT

Attractive Leisure Investment

Fully let to Zumuku Editions Limited and
The Thai Chefs Limited t/a Chilli Banana

Reversionary investment predominantly
let until 2031 with guaranteed RPI uplifts

RIDLEYTHAW



71 Water Lane, Wilmslow, Cheshire, SK9 5BQ

Executive Summary

- › Fully Let on **2 new leases**.
- › Prominently Located in **Wilmslow Town Centre**.
- › Comprising **4,269 sq,ft of predominantly retail space** arranged on basement, ground and first floors.
- › Superb **roof terrace** with retractable roof.
- › **Restaurant:** A full repairing & insuring lease to Zumuku Editions Limited, guaranteed by Zumuku Limited, expiring on 25th November 2031. **The current rent is £55,000 per annum, rising to £60,000 per annum on 25th November 2023.** There is also a rent review based on the RPI at 25th November 2026 and 2031.
- › **Takeaway:** A full repairing & insuring lease to The Thai Chefs Limited t/a Chilli Banana for a term of 4.5 years from 19th December 2022. **The current passing rent of £15,000 per annum.**

› Zumuku Sushi are one of the leading independent Sushi outlets with **15 branches** across the UK.

› Chilli Banana is a long established Thai Restaurant brand **with an enviable reputation** in the North West.

› **Offers in excess of £950,000** (Nine Hundred & Fifty Thousand Pounds) subject to contract and exclusive of, but subject to VAT. A purchase at this level reflects a **Net Initial Yield of 6.95%** and an **Estimated Reversionary Yield of 8.69%** in November 2026, assuming purchaser's costs of 6.00%.

Wilmslow Town Centre

Wilmslow is a **market town and parish** in the unitary authority of Cheshire East in the North Of England

It is located approximately **11 miles (18 kms) south of Manchester City Centre** and 6 miles south of the historic town of Macclesfield.

The town is **part of the Golden Triangle** together with Alderley Edge and Prestbury.

Wilmslow has **unrivalled communications**, with access to the National Motorway Network via the **M56, M60 and M6 motorways** and train links, via the West Coast Mainline. Wilmslow is also located approximately **5 minutes from Manchester International Airport**.



↑
Handforth

↙
✈ Manchester Airport



A538

Wilmslow

Pendleton Way

Knutsford
↙

Alderley Edge
↓

Prestbury
↘

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Description

The Property comprises a **three storey end of terrace property** of brick construction beneath a pitched slate roof

There is a **roof terrace at first floor level** which has the benefit of a retractable roof and a glazed elevation.

The footprint of the building **occupies the majority of the site** with a small demised area to the side of the building for some parking and the storage of refuse bins etc.

The accommodation is arranged over basement, ground and first floor levels with a gross internal floor area of **4,269 sq ft (397 m²)**.



› **Tenure**

The property is held **freehold**

› **Tenancies**

The restaurant is held on a **10 year, full repairing and insuring lease** expiring on 25th November 2031. The current passing rent is £55,000 per annum and the rent rises on 25th November 2023 to £60,000 per annum. There is also an RPI based rent review at the 5th anniversary.

The take away is held on a full repairing and insuring lease, for a term of 4.5 years expiring on 23rd February 2027. The current passing rent is £15,000 per annum. There is a tenant only break clause at the 2nd anniversary, subject to specific conditions.

› **VAT**

The property is **elected for VAT** and therefore, this transaction will be treated as a transfer of a going concern (TOGC).

› **EPC**

The property has an **EPC rating of B** based on an assessment in February 2023.

› **Anti Money Laundering**

In accordance with Anti Money Laundering Regulations, **two forms of identification and confirmation of the source of funding** will be required from the successful purchaser



Further Information

For further information or to arrange a viewing, please contact:



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RIDLEYTHAW

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THAI RESTAURANT

Proposal

Offers in excess of £950,000
(Nine Hundred & Fifty Thousand Pounds)

A purchase at this level would reflect:

Net Initial Yield:
6.95%

Estimated Reversionary Yield:
8.69%

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