



RESTAURANT | LEASE FOR ASSIGNMENT

Pepe's Piri Piri, Frogmoor, High Wycombe, HP13
5DG

THE OPPORTUNITY

- Existing Pepe's Piri Piri Franchise - one of the largest and strongest brands in the UK, now with over 100 stores nationwide
- Successful business trading at 38-42 Frogmoor, in High Wycombe town centre
- Business not affected - genuine sale due to relocation
- Extensive premises including basement (with further business potential) and rear access including parking
- 2,551 sq ft ground floor sales (restaurant and kitchen) plus 4,418 sq ft basement (not currently in use)
- Frogmoor is located adjacent to Chilterns Shopping Centre - anchored by
- Primark and Wilkinson
- Town catchment area of some 118,000 with a wider catchment of 162,000
- Trading commenced December 2017
- Long term lease 01.11.2017 to 31.10.2032 at a rent passing of £30,000 pax subject to a 5 yearly rent review pattern (copy lease available for review)
- All fixtures and fittings are included, along with the goodwill of the business.
- Fit out cost including franchise licence and planning £240,000
- Financial and trading details available on request
- Premium sought (enquire with the joint selling agents)
- Viewing strictly by appointment only via the sole agents - staff unaware
- EPC Rating - D84

KEY POINTS

ONE

Successful brand and franchise, Pepe's Piri Piri offering a turn key opportunity.

TWO

Potential to develop the business and increase turnover.

THREE

Strong central location in Wycombe town centre along a successful leisure pitch.

FOUR

Lease until 2032 at a current rent passing of £30,000 pax.

The Home of
Fresh Flame
Grilled Chicken



www.pepes.co.uk

Frogmoor, High Wycombe

JUST EAT



JUST EAT

pepe's



LOCKDOWN





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About

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Floor plans and technical information is available on request to fully disclosed parties and are to be held and treated in strict confidence. All statements and associated documentation are made subject to contract and without prejudice.

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Contact Us

Matt Brooks

MBI Surveyors

Phone: 01235 828239

Email: mattbrooks@mbiproperty.co.uk | joebutler@mbiproperty.co.uk

Website: mbiproperty.co.uk

Or our joint agent Duncan Bailey Kennedy: 01494 450951 FAO Will Janes