

**THE OLD BUFFS WINE BAR**  
**AND**  
**MAI THAI ORIENTAL RESTAURANT**



**STRATEGICALLY LOCATED TO ATTRACT THOSE VISITING THE TOWN OF ST ANNE**

**RECENTLY COMPLETELY REFURBISHED**

**40 COVERS TO THAI RESTAURANT**

**£575.000.00 FREEHOLD**

**Originally built c. 1830 as an officers club and recently refurbished as a Wine Bar and Thai Restaurant comprising approximately 860 square feet (80 square metres) of customer seating with a split level bar and informal restaurant area on the ground floor. The first floor comprises a formal restaurant of 660 square feet (61 square metres) of customer seating and the second floor comprises a studio apartment.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT**

## The Old Buffs Wine bar and Mai Thai Oriental restaurant

### GROUND FLOOR

The main entrance to the restaurant and bar is gained via a double archway leading to a small marble floored lobby situated at the right hand end of the building. The lobby is formed using hardwood and glass giving a safer access to the pavement. Next to the lobby entrance is a very large pair of hardwood double doors which lead to the bottled gas store. This area has been specifically formed from reinforced concrete as a full safety measure for the storage of bottled gases.

To the left the downstairs bar has a raised area formed from hardwood, the spindles and balustrade being hand carved in a traditional Thai design. All of the finishes, including the bar are in polished hardwood and the floor is unpolished marble flagstones.

The main staircase is at the right hand end and is again formed in hardwood with hand carved spindles curving up to the first floor. A small storage area has been made under the stairs which is accessed via a hardwood door.

All windows are from the original building in a classic old French interlocking design having been fully restored and fitted with thermal glass.

A glass panelled swing door leads from the eating area to a small servery with access to the bar. Further doors lead to the side corridor (fire escape) and to the kitchen at the rear.

All flooring in these areas is of polished marble allowing easy cleaning.

The kitchen has been fully fitted with purpose built stainless steel units - full specifications can be supplied on request. There is an electricity operated 'dumb waiter' allowing transfer between the kitchen and the first floor servery. There is a further door at the rear left which leads to a storage area and staff W.C.

**FIRST FLOOR**

The staircase from the bar leads to a small lobby with entrances to the male and female toilets. The toilets are fully tiled with a polished marble and all finishes are in hardwood. There is a further storage cupboard to the rear of the lobby and a trapdoor with a concertina type loft ladder leads into the service area in the roof which contains all of the heating units, boilers and hot water storage tanks. For safety, the floor of this area has been formed of reinforced concrete. There is also ample further storage space. In addition to electric lighting, light is also gained from a Velux roof window.

The main restaurant is accessed via a set of glass panelled hardwood doors with a semi circular window above. The restaurant is approximately 10 metres by 4 metres with an 8 metre high barrelled ceiling. Lighting is supplied from fully dimmable concealed architectural lighting within the cornice. There is also an abundance of natural light from a large roof atrium and three full length sets of original French windows. The floor is made up of "herringbone" patterned hardwood and is currently covered with a good quality dark blue carpet with "fleur de lys" pattern. There is a small bar in the right hand corner made from an original Thai threshing machine. The decor also include two full size artificial trees.

Two separate hardwood glass panelled swing doors lead into the rear servery which is fully equipped with purpose built stainless steel units and sinks. A further door leads to the rear stairway landing from which there is access to a small rear office, the rear fire escape and the second floor accommodation.

**SECOND FLOOR FLAT**

The second floor consists of a small studio style flat with ensuite bathroom containing shower, toilet and basin. All fittings are of marble and hardwood.

**The price includes all fittings and furnishings including porcelain, cutlery and kitchen equipment**

Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement. None of the appliances have been tested by our agency and we do not accept any responsibility for any which may prove to be faulty after any sale.