



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



17 East Street, Horsham RH12 1HH

LEASE ASSIGNMENT - FULLY FITTED DESSERT PARLOUR / AMERICAN DINER - 2,612 SQ FT (242.66 SQ M)

LOCATION



The property is situated within the prime semi-pedestrianised restaurant area of East Street, close to a wide variety of well-known restaurants and retailers including Wagamama, Cote, Giggling Squid, Ask and Pizza Express. The Carfax, West Street and Swan Walk are all within a close walking distance, as is the town's mainline railway station.

Description

The premises currently comprise a large fully-fitted restaurant / diner / dessert parlour providing approximately 74 covers on the ground floor and a further 40 at first floor level with scope for more. In addition, there is scope for an external pavement license to provide outdoor seating.

There is a large fully fitted commercial kitchen to the rear of the ground floor benefiting from industrial extraction serving electric fryers, together with administrative offices and storage areas at second floor level.

Key Features

- Low passing rent
- Fixtures and fittings included (full list available upon request)
- Ready to occupy ASAP

Accommodation

Ground Floor Retail Area: 882 sq ft (81.94 sq m)

Ground Floor Rear Seating: 541 sq ft (50.26 sq m)

Ground Floor Kitchen: 292 sq ft (27.13 sq m)

First Floor: 569 sq ft (52.86 sq m)

Second Floor: 328 sq ft (30.47 sq m)

Total 2,612 sq ft (242.66 sq m)

Amenities

- 3 phase electricity

- Self-contained over 3 floors
- Approximately 114 covers, plus external seating (STNC)

Lease

The lease is drafted on a Full Repairing and Insuring basis for a term of 20 years from 15th December 2017 and therefore expiring 14th December 2037. The next rent review is 14th December 2027.

There are tenant only break clauses every 5 years of the term. The lease is granted outside of the security provisions of the Landlord & Tenant Act 1954.

Passing Rent

£30,000 per annum exclusive.

Premium

There will be a lease premium payable by the assignee to the assignor. Offers are invited for the benefit of the lease and agreed list of fixtures and fittings.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating D - 99



Business Rates

Rateable Value: £32,000

Rates Payable: £15,968 (2025/26)

Interested parties are advised to contact Horsham District Council
Tel: 01403 215100 or www.horsham.gov.uk to verify this
information.

VAT

We are advised that VAT is not payable on the terms quoted.

Legal Fees

The assignee to be responsible for all parties' legal costs involved in
the transaction.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD