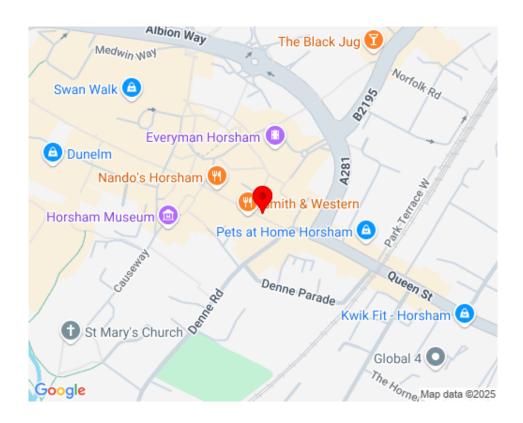


# LOCATION



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.

#### **FPC**

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.





















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