SINCLAIR JONES

Surveyors & Valuers Development Consultants Commercial Agents



E-mail: property@sinclairjones.co.uk Website: www.sinclairjones.co.uk Commercial House, Fielding Lane, Bromley BR2 9FL Our REF: 5/0853/S Tel: 020 8290 6222 Fax: 020 8313 3074 11/17

CONFIDENTIAL DISPOSAL – STAFF UNAWARE

FITTED RESTAURANT APPROX. 259 M² (2,787 FT²) HIGH STREET BECKENHAM BR3 1AY

LEASE FOR SALE

LOCATION: Affluent London suburb of Beckenham which is approximately 10 miles north of the M25 and approximately 7½ miles south of central London. Opposite Beckenham Junction Station which provides Tramlink services to Croydon and Wimbledon plus BR services into London Victoria, with a fastest journey time of 21 minutes. The local area is a mix of many boutique and corporate operators including ASK, Costa Coffee, Marks & Spencer Simply Food, Nando's, Pizza Express, Prezzo, Slug & Lettuce and Zizzi.

DESCRIPTION: The property if fully fitted and currently trades as a Thai restaurant housing approximately 80-85 seated covers on the ground floor with the basement housing the fitted commercial kitchen, walk in cold room / freezer, stores, WCs and staff facilities.

The approximate Gross Internal floor areas are:

Total	258.91 m ²	(2,787 ft ²)
Ground	160.72 m ²	(1,730 ft ²)
Basement:	98.19 m²	(1,057 ft ²)

PREMISES LICENCE: We are advised that the property has the benefit of a premises licence that allows the sale or supply of alcohol on the premises from 10:00 to 00:00 Monday-Saturday and 12:00 to 23:30 on Sunday.

BUSINESS RATES: The VOA website advises that the current Rateable Value is $\pm 31,000$ which at 47.9 p in the \pm gives rises to rates payable of approximately $\pm 15,000$ for 2017 / 2018, excluding supplements.

TENURE: We are advised that the demise is held on a protected, effective FRI lease soon to expire and that the landlord is prepared to grant a new lease at $\pm 32,000$ per annum exclusive. Further details upon application.

PREMIUM: Our client is seeking premium offers of **£165,000**, subject to contract for the benefit of its premises licence, leasehold interest and trade fixtures and fittings.

HOLDING DEPOSIT: A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

EPC: is available upon request.



POSSESSION: Will be granted only on completion of the legal formalities

LEGAL COSTS: Each party is to bear their own legal costs.

VIEWING & FURTHER INFORMATION: Please contact the Joint Agents: -



07594 097078

SINCLAIR JONES Surveyors, Valuers & Commercial Agents 020 8290 6222 WWW.sinclairjones.co.uk

Email: property@sinclairjones.co.uk

<u>steve@selsian.com</u>

Stephen Bagatti

Tony Fenn



PLEASE NOTE: No services or equipment have been tested, no trade is sold or warranted.

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