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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

Business & Lease For Sale: Established Town Centre Restaurant

Leo's Tapas, Unit 1, 6-14 High Street, Crawley, RH10 1BN



The premises comprise a ground floor lock-up fully fitted restaurant and bar (t/a Leo's Tapas) with approximately 60 covers, well fitted commercial kitchen with ancillary accommodation, situated in a prime High Street location, close to other restaurants, bars etc.

KEY FEATURES

- Opportunity to acquire established restaurant business
- Prime town centre location on restaurant/leisure circuit
- Excellent growth potential
- 1625 sq ft

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LOCATION

The property is situated in a prominent location on the town centre relief road, towards the southern end of the High Street, close to an Asda Superstore and McDonalds and adjacent to Lemongrass Thai restaurant.

Crawley is a thriving and progressive town situated equi distant between London and Brighton with a current population of approximately 110,000 persons extending to over 160,000 persons within a 10km radius.

Other nearby restaurant occupiers include Chimichanga, ASK, Lemongrass, Wildwood, Prezzo, Mo Lin Chinese Restaurant, Taj Mahal Indian Restaurant, Taormina Italian Restaurant and The George Hotel, Octopus and The Hive Cocktail Bars.



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PROPERTY DETAILS	Retail Unit	1625 sq ft	(150.97 m2)	£POA
ACCOMMODATION	The internal floor area is approximately 1,625 sq ft (151 m2) . The unit benefits from an extensive frontage of 58ft (17.68ms).			
LEASE	Held on a full repairing and insuring lease to and including 29 July 2030 at a current rent of £35,000 per annum exclusive, subject to 5 yearly rent reviews, the next being due in March 2022. The lease permits use of the premises as a high quality cafe/restaurant (Class A3).			
BUSINESS	A thriving and profitable restaurant and bar business, established 4 years ago with an ever growing reputation and customer base. Turnover and management accounts will be made available to interested parties, following a formal inspection.			
TERMS	Available by way of an assignment of the existing lease with the benefit of the existing business, fixtures and fittings etc (if required). Premium offers invited for the benefit of the valuable lease, business and fixtures & fittings.			
PREMISES LICENCE	The existing Premises Licence (Ref: 12/01138/LAPRE) permits the sale of alcohol on the premises Monday to Sunday, 12.00 hours to 23.30 hours and opening hours between 07.00 hours to 00.00 hours Monday to Sunday. Further details on application.			
OPENING HOURS	The current opening hours are: 11.00 hours to 22.00 hours Tuesday to Thursday and Sunday. 11.00 hours to 23.00 hours Friday to Saturday Scope exists for potential enhancement of turnover by widening the opening hours.			
EPC	Rating E-119 - click here to download EPC			
BUSINESS RATES	Rateable Value: £32,500 Rates Payable: £15,957.50 (2019/20) Interested parties are advised to contact Crawley Borough Council on 01293 438615 or www.crawley.gov.uk to verify this information.			
VAT	VAT will be payable on the terms quoted.			
LEGAL FEES	Each party to bear their own legal costs incurred in this transaction.			



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VIEWING ARRANGEMENTS Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS
bessant@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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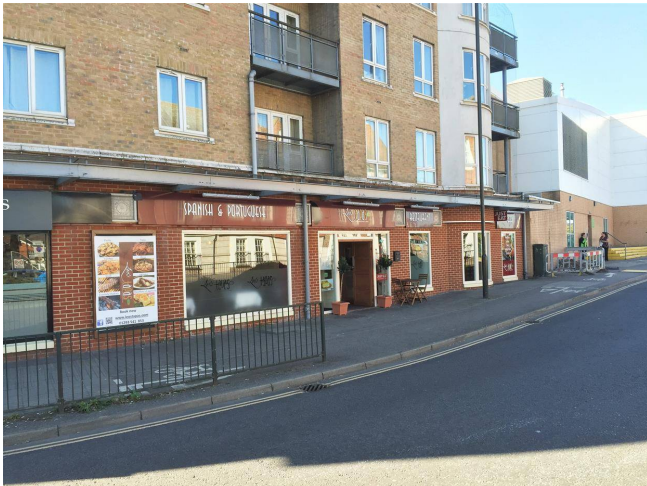
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