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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let/For Sale: Town Centre Licensed Restaurant

"IL Sorriso", 2 Consort Way East, Horley, Surrey RH6 7AU



CONFIDENTIALLY AVAILABLE

A well established and presented restaurant with seating for 80 persons plus Al Fresco seating to the front for an additional 20 covers fitted to a high standard. The property is situated in a prominent location within the prosperous and expanding town of Horley.

KEY FEATURES

- Established town centre restaurant
- Fully fitted to a good standard
- Business & freehold/new lease available
- 80 covers plus 20 (Al Fresco) covers
- 1200 sq ft

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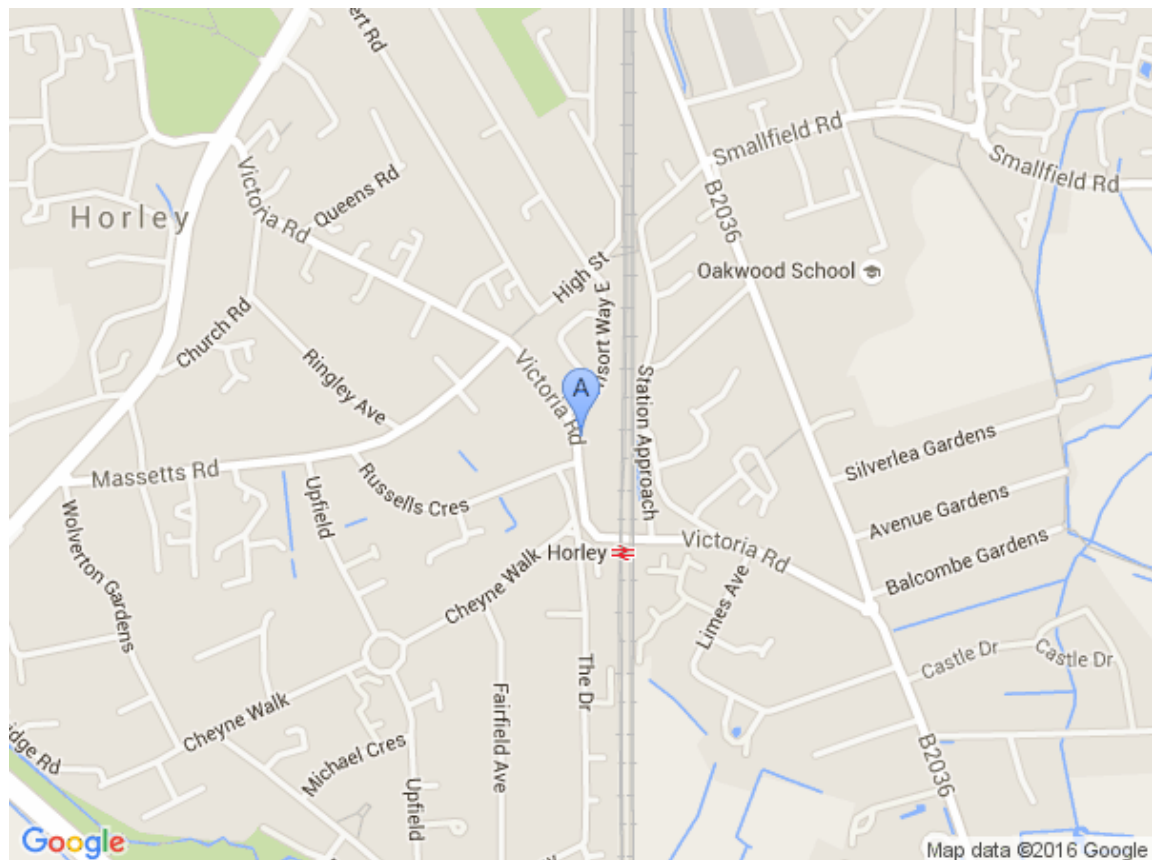
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LOCATION

The property is situated on the corner of Victoria Road and Consort Way East, opposite the Collingwood Batchelor Department store and a short walk to Horley High Street and mainline railway station.

Horley is a prosperous Surrey town on the border of Sussex which forms part of the conurbation that also includes Crawley and Gatwick Airport.

The town is situated between Crawley to the south and Redhill/Reigate to the north approximately five miles equidistant. Horley benefits from excellent communications with Junction 9A of the M23 within two miles. Horley railway station is on the main London to Brighton line, one stop north of Gatwick Airport.



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PROPERTY DETAILS

Whole Building

1200 sq ft

(111.48 m2)

To Let: £37,500 pa
For Sale: £650,000

ACCOMMODATION

The restaurant has been in the same ownership for over 18 years and the business carries a wealth of high quality trade fixtures and fittings, a full inventory of trade fixtures and fittings will be supplied at the appropriate time. There is ground floor seating for 80 persons within the main building plus Al Fresco seating to the front for an additional 20 covers and the restaurant is fitted to a high standard. Level kitchen with fully fitted pizza oven, etc. Easy access for patrons visiting the business for their popular pizza takeaway service. Separate ladies & gents cloakrooms.

TURNOVER

The business is run by two family members employing 5 full time and 1 part time members of staff. Wages and salaries amount to £60,000 per annum. Hours of opening: 12 noon to 2.30pm and 6pm to 10pm, evenings only on Mondays. STRICT 5½ DAY WEEK. Closed all day Sunday, but enormous scope exists to trade if required. The current weekly turnover averages £4,500-£5,000 per week. In the event of a bona fide purchaser wishing to discuss the current takings our clients would be pleased to do so at the time of inspection

TENURE

Freehold for sale plus goodwill, trade fixtures and fittings.

Alternatively a new 16 or 20 year, full repairing and insuring lease is available at a commencing rental of £37,500 per annum, exclusive for the first 4 years with 4 yearly upward only rent reviews thereafter.

GENERAL REMARKS

This very well run business producing excellent profits should appeal to a prospective purchaser seeking a well proven turnover over many years. It should be noted that the business holds a 2am licence. There is permission to build two flats on the existing premises.

PRICE

£650,000 for the freehold, goodwill, equipment, trade fixtures and fittings.

Alternatively a premium of £165,000 is required for the lease, goodwill, equipment, trade fixtures and fittings.

DISCLAIMER

Neither the Vendor nor the Agent gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement.

BUSINESS RATES

Rateable Value: £22,250

Rates Payable: £10,724.50 (2015/16)

Interested parties are advised to contact Reigate & Banstead Borough Council to verify this information on 01737 276000.



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VAT

All prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING ARRANGEMENTS

On no account should any approach be made to the Manager or the staff without a prior appointment through 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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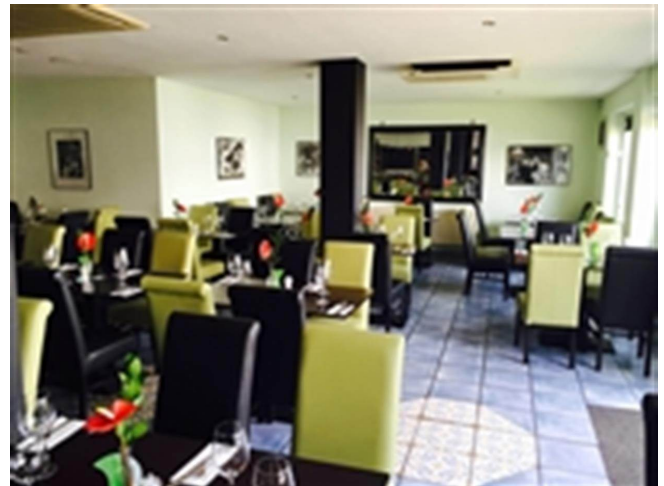
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