



- 1173.27 Sq. Ft
- Restaurant Opportunity
- Premium - £100,000
- New Lease Offered from this prominent Location
- Upper Parts Sublet (£22,000p/a)

£45,000 PER ANNUM



Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Contact Us:

02072 490272

E-mail us:

sales@michaelnaik.com

Visit our website:

www.michaelnaik.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

About The Property...

Restaurant Opportunity | Premium - £100,000 | 1173 Sq. Ft | Prominent Location

This well placed restaurant premises benefits from 1173 Sq. Ft of internal floor area providing seating for 50 covers, in addition to a bar area plus prep and kitchen areas to the back of the premises.

The premises is situated within an busy and well established parade with a variety of operators already in place both independent and chain.

We are offering a new lease (terms to be negotiated) on the premises with a rent of £45,000 p/a , and requesting a premium of £100,000 . The lease benefits from the upper parts (comprising 3 bedrooms, bathroom and kitchen) being sublet and currently bringing in a rent of £22,000 p/a (all bills included in rent)

Business Rates

Rates for 2025/2026 - £6,661.65

Key Information

Upper parts are sublet as individual rooms , currently brining in £22,000 p/a (all bills included in rent)

1173.27 Sq. Ft

New Lease of 10 or 15 Years offered

Premium - £100,000

Rent Deposit - Lease will be subject to at least 3 months rent deposit

Current Rateable Value - £19,000

