

FREEHOLD FOR SALE

Horse & Groom/Fat Turk Restaurant

INCOMING PRODUCING



WARLEY ROAD BRENTWOOD CM13 3AE



86 Market Place,
Romford,
Essex, RM1 3HQ

01708 745000
www.hilberychaplin.co.uk

Location	The property is located in Brentwood which is an affluent commuter town which affords the benefit of being on the Elizabeth line which is only 1 mile distant. It is also located just 1.5 miles from the town centre. The property affords an incredibly prominent position at an important Brentwood road junction. The property is just a short walk from the recently developed Warley HQ and surrounding developments which accommodate over 500 residential units.								
Description	The property currently trades as a Turkish Restaurant. At ground floor level is the main restaurant with additional first floor accommodation and champagne bar which can be hired out for separate events for circa 80 guests. The main restaurant also benefits from a private dining room which comfortably seats 25. Externally, the restaurant offers very generous car parking to the rear and a further outside dining experience. We would note that there are also additional external stores, prep area and external WCs for outside events which we understand have been hosted in the recent past. The property comprises of the following approximate Gross Internal Areas and dimensions: <u>Fat Turk / Horse & Groom (Floor Plan attached)</u> <table> <tr> <td>Ground Floor (GIA)</td><td>244 sq.m. / 2,627 sq.ft.</td></tr> <tr> <td>First Floor (GIA)</td><td>135 sq.m. / 1,454 sq.ft.</td></tr> <tr> <td>Outbuilding (GIA)</td><td>62 sq.m. / 668 sq.ft.</td></tr> <tr> <td>TOTAL:</td><td>441 sq.m. / 4,757 sq.ft</td></tr> </table> The site occupies a total of approximately 0.6 acres / 0.26 hectares.	Ground Floor (GIA)	244 sq.m. / 2,627 sq.ft.	First Floor (GIA)	135 sq.m. / 1,454 sq.ft.	Outbuilding (GIA)	62 sq.m. / 668 sq.ft.	TOTAL:	441 sq.m. / 4,757 sq.ft
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Tenure	The property is offered Freehold, under Title Ref: EX652377								
Tenancy Details	The property, held under, EX652377, is subject to an Act Excluded Lease for a term from 1st March 2024 to 28th February 2029. The current passing rent is currently £80,000 pa. We would note that the Tenant in occupation does not have Security Of Tenure Rights and that there is a mutual break which can be operated by the serving of 3 months written notice at any time.								
Price	POA								
Legal Costs	Each party to be responsible for their own costs in this transaction.								
Viewing Arrangements	For further information or viewings, please contact the sole agent: Richard Milliken Tel: 01708 745000 E-Mail: richardmilliken@hilberychaplin.co.uk								
EPC	The Fat Turk = B Rating								

Business Rates / Council Tax / The property is currently assessed as follows:

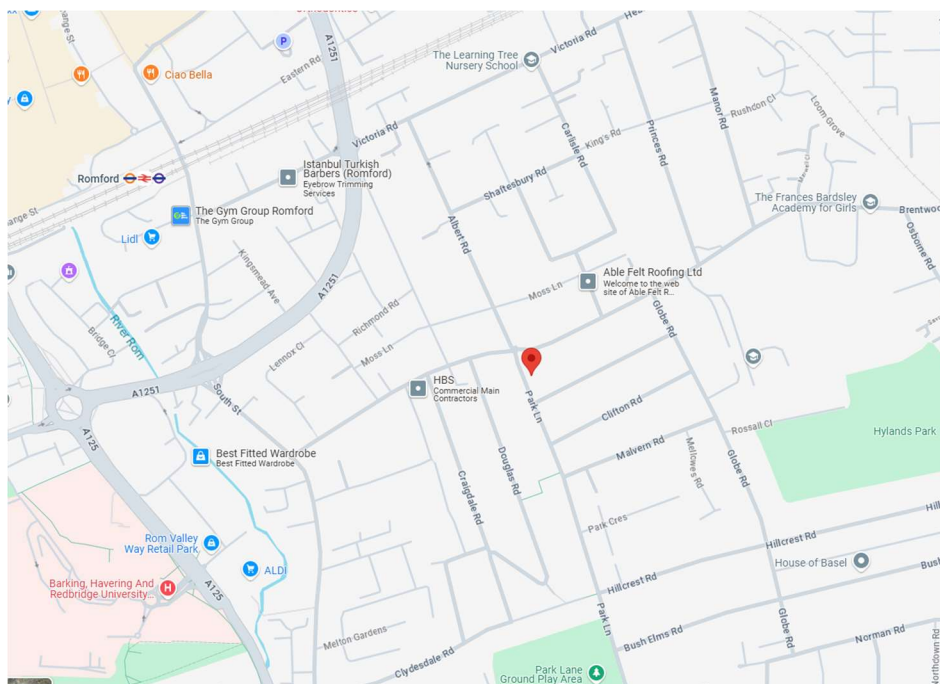
The Fat Turk = Rateable value £50,000

Services We understand that the property benefits from all mains services.

Identity Checks In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser.



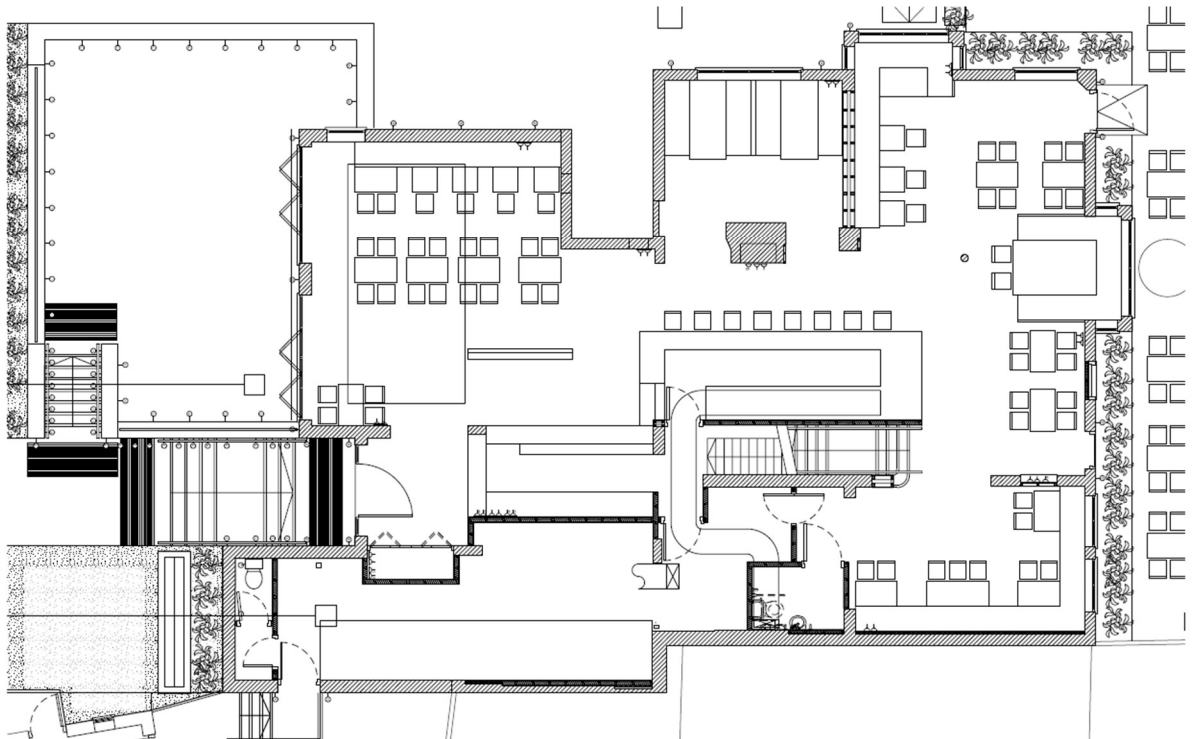
Location Plan



Aerial View



Fat Turk - Ground Floor Plan



Fat Turk - First Floor Plan

