



**Lambert
Smith
Hampton**

020 7955 8454
www.lsh.co.uk

For Sale

Thai Restaurant

Freehold Property / Business

River Kwai, 6 Market Square, Horsham,
West Sussex RH12 1EU

On the instructions of



- 2,025 Sq Ft (188.08 Sq M)
- Excellent trading position in the town centre
- Offers in excess of £475,000

Lambert Smith Hampton

2 Southwark Street, London Bridge, London SE1 1TQ T +44 (0)207 955 8454

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Location



The property is situated on the south eastern side of the pedestrianised Market Square, in the heart of the desirable market town of Horsham. East and West Street, the main shopping and restaurant destinations in Horsham, run perpendicular to Market Square approximately 50 meters to the north.

Description

The property comprises an attractive mid-terraced Grade II listed part 2 part 3 storey building operating as a Thai restaurant.

The ground floor has a number of period features with wooden panelled rooms and exposed beams, and is laid out to provide 60 covers, along with a bar and waiting room to the front, with a small kitchen to the rear of the bar.

On the first floor there are customer WCs, the commercial kitchen, storage rooms, a walk in cold store and staff bedsit. The second floor accommodation comprises two rooms utilised as staff bedrooms.

Accommodation

The approximate gross internal areas are as follows:

Floor	Sq ft	Sq m
Ground	988	91.80
First	972	90.37
Second	309	28.69
Total	2,270	210.86

Business Rates

Rateable Value: £17,250
Rates payable 2015/16: £8,280

Terms

Offers in excess of £475,000 are invited for the freehold property / business.

Tenure

Freehold

Trading summary for 12 months to 30 September 2015

Turnover: £257,000
Gross profit: £181,000
Net profit before depreciation and directors salaries: £33,000

It should be noted that the above are approximate figures provided to us, which we have been unable to verify.

Planning and Licensing

The property is Grade II listed and is situated within the Horsham Conservation Area.

The Property benefits from a premises licence permitting the sale of alcohol from 10.00 to 00.00 Mondays to Saturdays and 12.00 to 23.30 on Sundays.

EPC

As the building is listed an EPC is not required.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Henry Pilleau
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