

# Crowborough – 1A Belmont Buildings, High Street, East Sussex TN6 2QB Freehold Restaurant Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



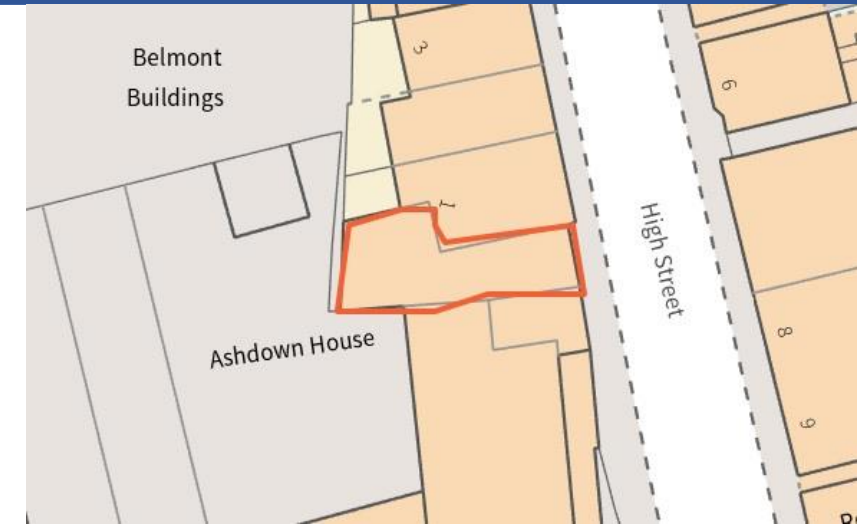
# Crowborough – 1A Belmont Buildings, High Street, East Sussex TN6 2QB

## Freehold Restaurant Investment



### Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 6.40%
- Rental Income: £16,000 p.a.
- VAT is applicable to this property
- Comprises ground floor restaurant with ancillary accommodation at first floor
- Let until 2038 (No Breaks). Rent review in September 2023 and every 5<sup>th</sup> year thereafter
- Tenant has 5 branches including 2 in Sevenoaks, 1 in Tunbridge Wells and 1 in Tonbridge
- Occupiers close by Boots, Santander, NatWest, Barclays and WHSmith amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1a (Ground/First Floor)	Ground Floor: Gross Frontage 13'10" Internal Width 12'8" widening at rear to 20'9" Restaurant Depth 51'4"	Individual t/a Hattusa Turkish Restaurant	20 years from 4 September 2018	£16,000	FRI Note 2: No Break clause Note 3: Rent review every fifth year Note 4: Rent deposit held of £4,000
	First Floor: Kitchen/Prep Area Approx 520 sq ft 4 WC's				
<b>Total</b>				<b>£16,000</b>	

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### Property Description:

A mid terraced building comprising ground floor restaurant with ancillary accommodation at first floor (internally accessed), providing the following accommodation and dimensions:

Ground Floor: 58 sq m (624 sq ft)

Open plan restaurant (60 covers)

First Floor: 48 sq m (520 sq ft)

Full Kitchen, Storage, Customer and Staff WCs

### Tenancy:

The property is at present let to an Individual t/a Hattusa Turkish Restaurant for a term of 20 years from 4<sup>th</sup> September 2018 at a current rent of £16,000 per annum and the lease contains full repairing and insuring covenants. Rent review (open market) in September 2023 and every fifth year thereafter. Deposit held of £4,000.

Hattusa has 5 branches including 2 in Sevenoaks, 1 in Tunbridge Wells and 1 in Tonbridge: visit [www.hattusa.co.uk](http://www.hattusa.co.uk)

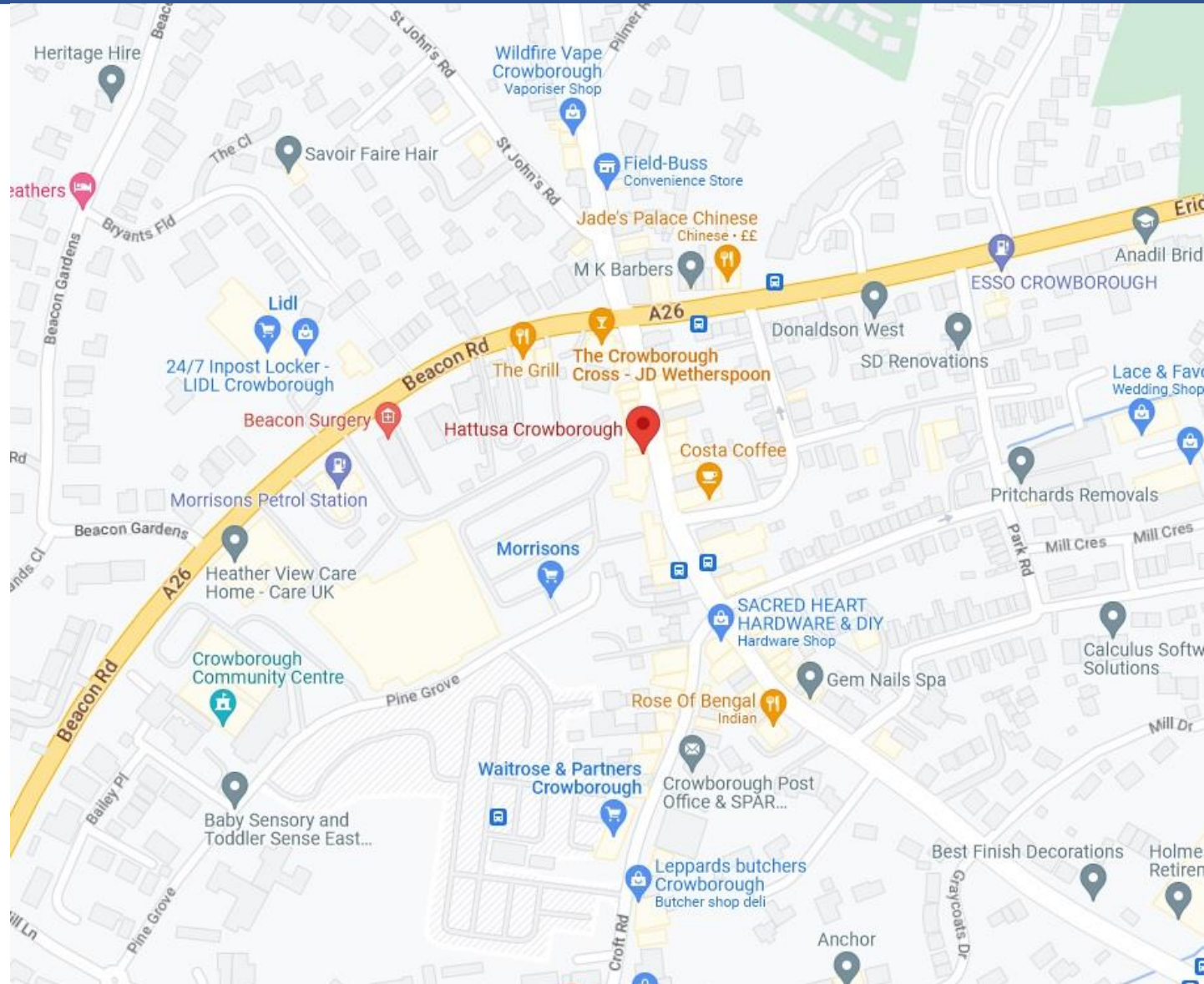


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## Location:

Located in Crowborough town centre adjacent to Morrisons and The Original Factory Shop, close to WHSmith, Santander, Boots Pharmacy, Costa Coffee and a host of local traders. Crowborough lies approx. 21 miles north east of Brighton, 24 miles south of Croydon and benefits from good road links via the A26.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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