



Liming Mexican Grill, 13-15 New Street | Worthing | BN11 3BT  
Leasehold - Offers in Excess Of **£100,000** Rent **£36,000**



Property details: 13-15 New Street | Worthing | BN11 3BT

# Key Features

- Popular Restaurant Business For Sale
- High Footfall of Passing Trade
- Prime Town Centre Location
- Over 100 Covers
- Self-contained One Bedroom Flat
- Fully Fitted With Two Bars
- First Floor Function Room
- 5\* Food Hygiene Rating
- Currently Trading 7 Days a Week

## DESCRIPTION

Limings Mexican Grill is a long established and successful popular restaurant located on a prominent corner position and set over three storeys. The licensed restaurant is currently trading 7 days a week. The interior has been tastefully designed and provides a modern, yet authentic mexican dining environment with a split level main dining area providing over 100 covers. The ground floor comprises a main restaurant, large open plan kitchen, together with male & female WC's. Internal stairs lead to a substantial first floor function room with it's own dedicated bar and further WC's. An internal corridor leads to a further room which could be utilised as either an office or storage space and stairs lead to another space located in the loft. In addition, there are two store rooms which can be accessed via both the ground floor and first floor. The property also offers a self-contained one bedroom flat which will be offered with vacant possession.

Additional benefits include air conditioning, extraction, Three Phase electricity and outside dining area (subject to license approval from the council).

## LOCATION

This restaurant is located just off of Worthing seafront and near the busy shopping area of Montague Street. Worthing is one of the biggest Seaside Towns on the South Coast. Known for it's shopping, eateries, entertainment and Pier, Worthing sits at the foot of the Downs, with Brighton being 11 miles East and Chichester 18 miles West. Numerous multiple retailers are within close proximity including WHSmith, Café Nero, Nando's, MacDonald's, together with numerous independent retailers.

## NET PROFIT & TRADING ACCOUNTS

Upon request.

## TENURE

Leasehold

## RENT

The premises are let on a lease for a term of 15 years from December 2016 at a current rent of £36,000 per annum, exclusive. The lease is inside the 1954 Landlord & Tenant Act.

## PREMIUM

Offers are invited in excess of £100,000 for the business, fixtures & fittings and goodwill.

## EPC

EPC has been requested.

## VAT

We are informed that VAT is applicable on the terms quoted.

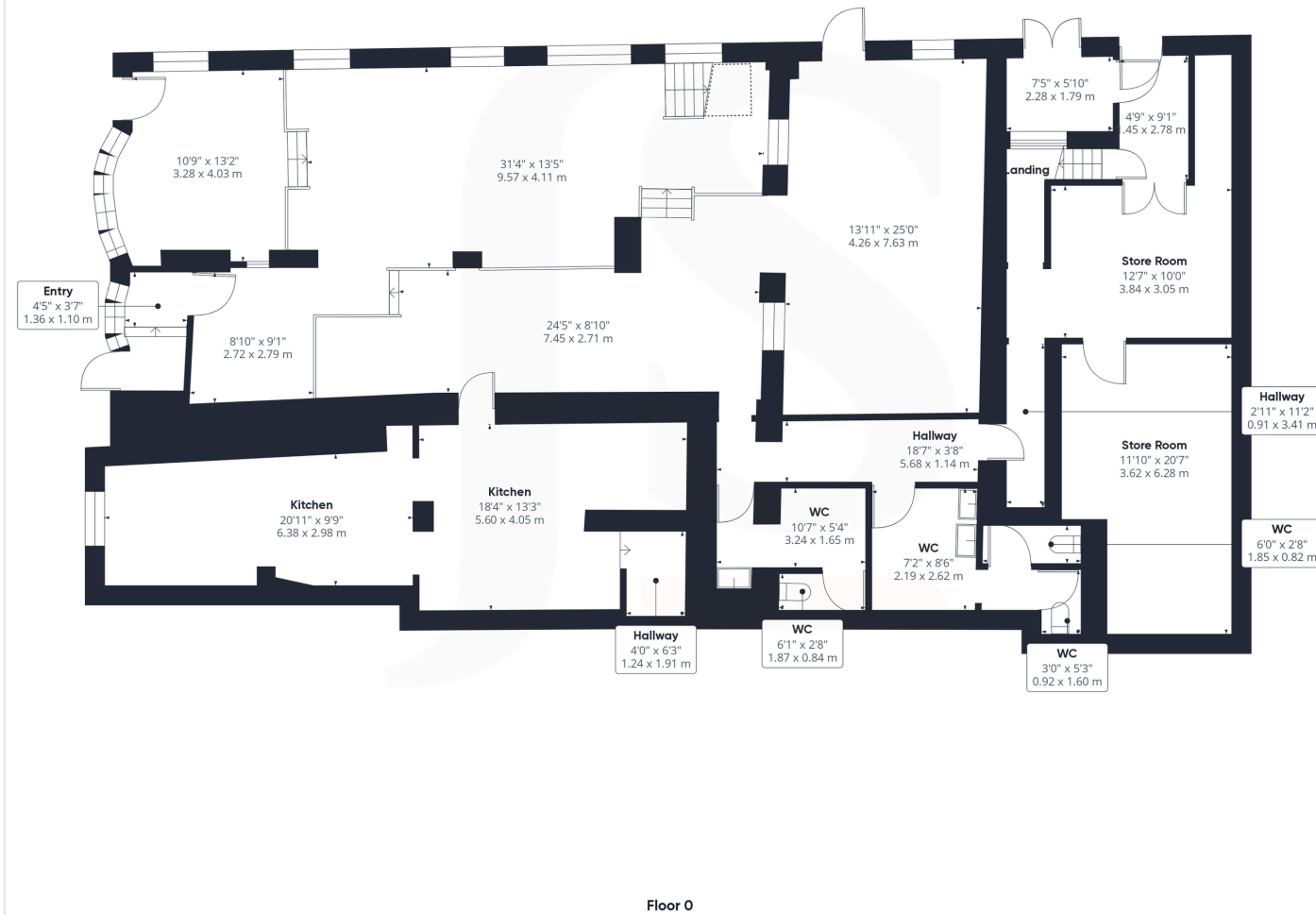
## USE

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## LEGAL FEES

Each party is responsible for their own legal fees in this transaction.





**Approximate total area<sup>(1)</sup>**  
 2631.71 ft<sup>2</sup>  
 244.49 m<sup>2</sup>

**Reduced headroom**  
 12.65 ft<sup>2</sup>  
 1.17 m<sup>2</sup>

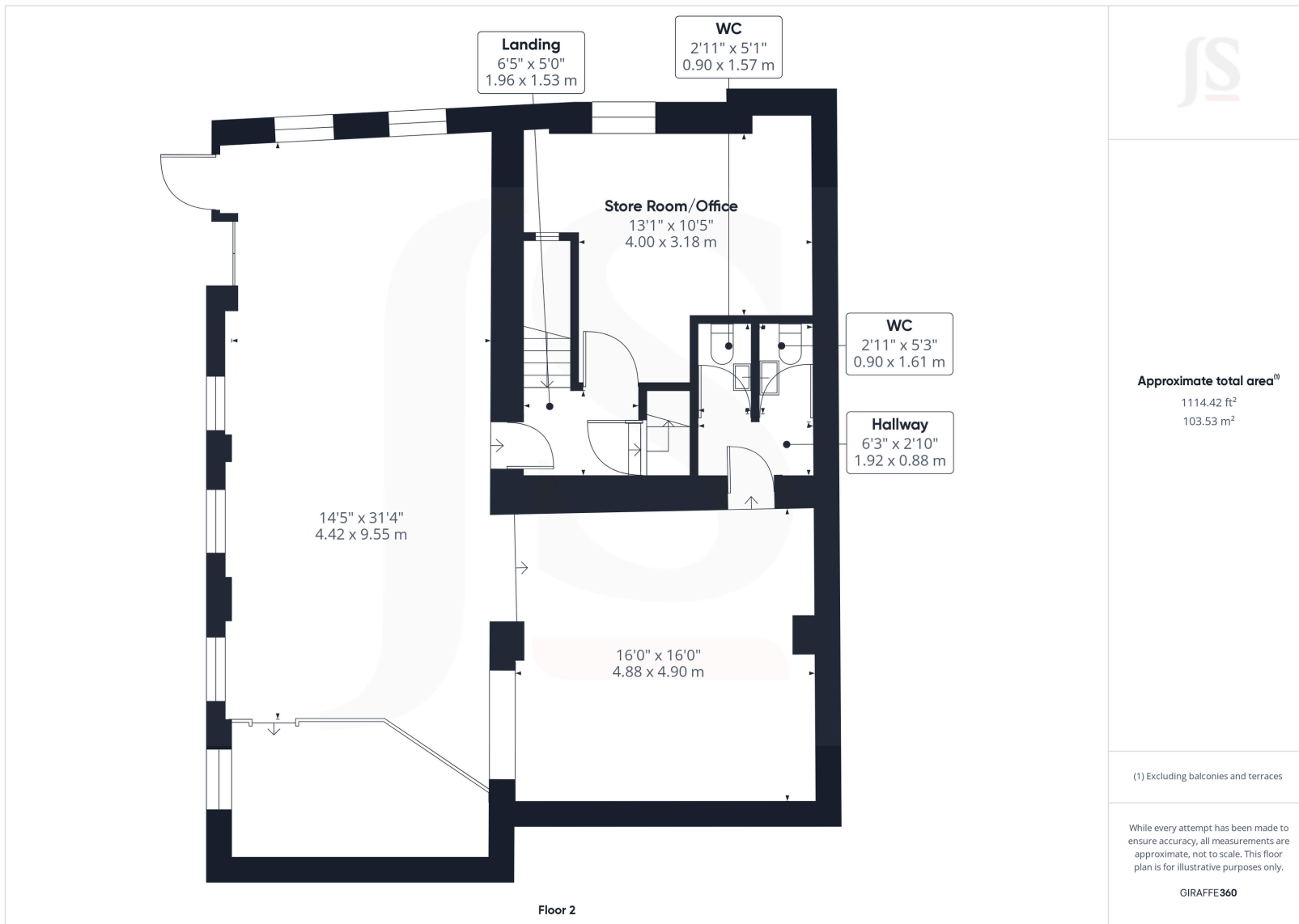
(1) Excluding balconies and terraces

⌘ Reduced headroom (below 1.5m/4.92ft)

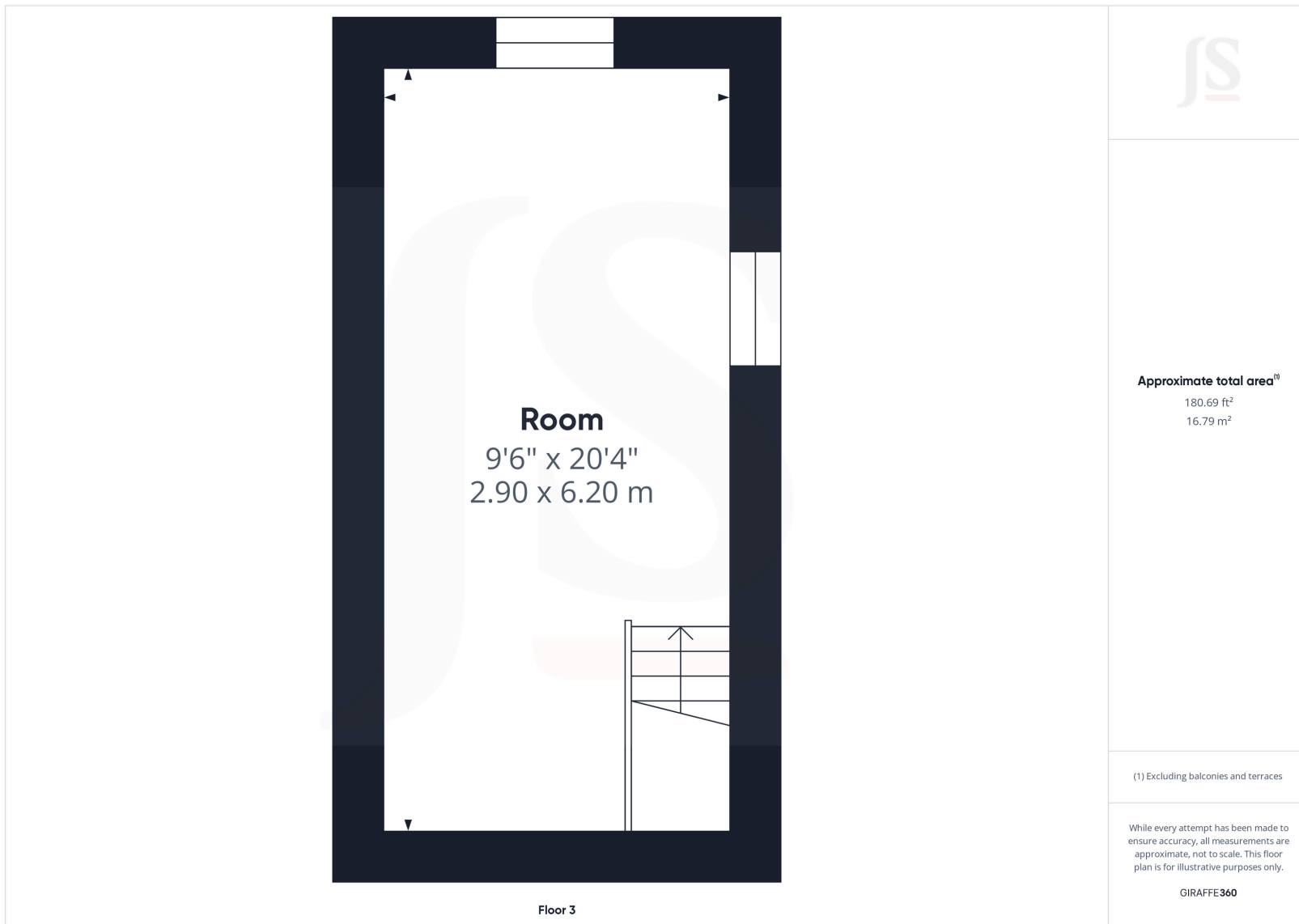
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



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