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Company Reg No: 3631397  
VAT Reg No: 736 3377 19

## A3 RESTAURANT LEASE ASSIGNMENT



**\*\*Confidential - Staff unaware – Viewings/correspondences strictly through Drakesfield\*\***

**BRIGHTON ROAD, COULSDON,**  
**CR5 2NJ**

*As an accredited agent we are members of*





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***First time in over 15 years has come onto the market. This established running restaurant is in a prominent location in Coulsdon Town.***

**Location:** The property is in central location in Coulsdon Town Centre close to the new Aldi, Waitrose, Banks with excellent footfall.

This route falls within A23 (London to Brighton) bypass leading to Redhill, Purley, Brighton and Croydon and Coulsdon Town Railway Stations is within walking distance. Access to the motorway system is via the M23 just before it intersects with the M25.

**Description:** This double fronted established restaurant has been trading for over a decade with seating capability of approx 100 with fully fitted kitchen, 5 customer toilets, 2 external/internal storage rooms, fridge freezers, cold room, air condition etc. The first floor is residential currently occupied by the staff but the lease allows to sublet on AST.

Ground Floor: **Approx 1300Sqft**  
First Floor: **Approx 340 Sqft**  
**Total Approx: 1640 sq ft** (Excluding external storages/Yard)

**Use:** The property has **A3** Use (Rely on your own search).

**Tenure:** The property is on 12 year FRI Lease from 2012 (unexpired approx 7 years) at current passing rent of £26,500 per annum. This is a lease renewal from previous lease. The first floor residential can be sublet on AST.

**Rateable Value:** The rateable value of the premises is approx £24,000 (payable approx £11,280). May be eligible for small business rate relief.

**Premium:** The ingoing tenant is to pay goodwill for running business, fixtures and fittings in the region of £120,000.

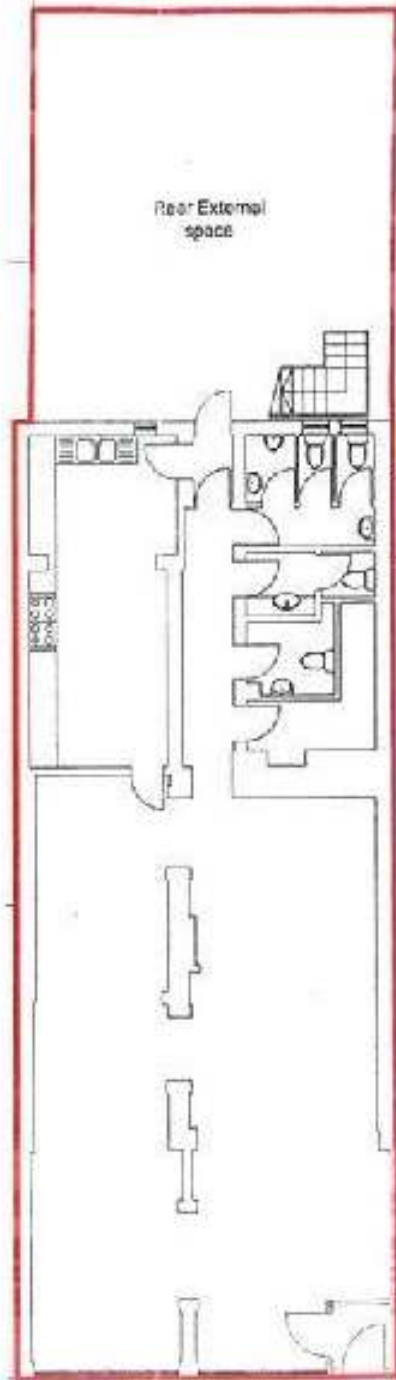
**Legal Costs:** Legal costs are to be borne by the ingoing tenant.

**EPC:** TBC

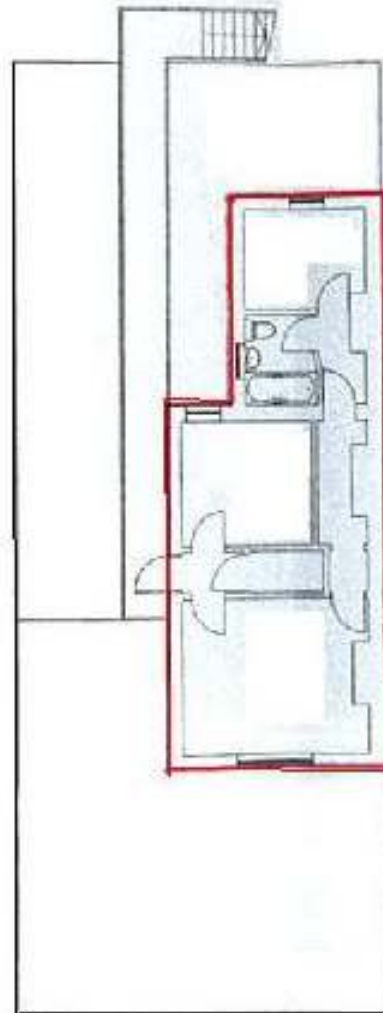
**ALL TERMS & CONDITIONS ARE NEGOTIABLE**

***STAFF UNAWARE***  
***All viewings & correspondents Strictly via Drakesfield***

Floor Plan:



Ground Floor Plan



First Floor Plan



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### Map:



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*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*

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