

FULLY FITTED RESTAURANT FOR SALE – 2,498 FT<sup>2</sup> / 232.1 M<sup>2</sup>



**THIS IS AN EXTREMELY CONFIDENTIAL DISPOSAL AND UNDER NO CIRCUMSTANCES IS ANY APPROACH TO BE MADE DIRECT TO THE UNIT. FOR FURTHER INFORMATION PLEASE CONTACT:**

ORPINGTON TOWN CENTRE – KENT

**LOCATION** This triple fronted restaurant occupies a prominent pitch on the High Street in Orpington close to many corporate & independent operators including Costa Coffee, Dominos, Greggs, KFC, McDonalds, Nando's and Subway. Orpington lies to the South East of central London and is about a 4 mile drive to the M25. The BR station is about a 5 minute walk from the property and provides a fastest journey time of 26 minutes to London Charing Cross and 15 minutes to London Bridge.

**DESCRIPTION** The demise is fully fitted to a high standard and is arranged solely over ground floor. On entering is a coffee / take away station that leads into the main restaurant seating area. There are approximately 50 to 60 spacious seated covers internally and 25-30 externally. To the rear is the fully fitted commercial kitchen, staff areas and stores plus external parking. In all the demise extends to approximately 2,498 ft<sup>2</sup> / 232.1 m<sup>2</sup> GIA.

**PREMISES LICENCE** The London borough of Bromley advises that the property benefits from a Premises Licence (number 18/00512/LAPRE) that allows the sale of alcohol on or off the premises between the hours of 9am to 11pm Monday to Saturday and 9am to 10pm on Sunday.

**BUSINESS RATES** The VOA website advises that the current rateable Value is £43,250 giving rise to a rates payable of approximately £5,500 including the Retail, Hospitality and Leisure relief scheme. Interested parties are advised to make their own enquiries in this regard.

**TENURE** We are advised that the demise is held on a new effective FRI lease for a term of 10 years at a rent of £65,000 per annum exclusive. The lease has a review and a tenant only break at the 5<sup>th</sup> anniversary.

**PREMIUM** Our clients are seeking premium offers (price on application) for the benefit of their premises licence, leasehold interest and all trade fixtures and fittings.

**HOLDING DEPOSIT** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium, no services or equipment have been tested, no trade is sold or warranted, an EPC is available on request, possession will be granted only upon completion of the legal formalities and each party is to bear their own costs.

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**MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991** These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.