



**Price/premium** £100,000

**Rent** £35,000 Per annum + VAT

**Size** 1,750 Square feet

**Ref** #2973

## Address

**Address:** 4 Derby Square

**Postcode:** KT19 8AG

**Town:** Epsom

**Area:** Surrey

## Location

Attractive plaza in the heart of Epsom Town Centre with good footfall. Epsom is an affluent commuter town and the development hosts a range of restaurants and bars. The station is close by and our client advises "The Picture House" Cinema is scheduled to open in the adjacent building in January 2022.

## Description

Turn key opportunity.

Restaurant lease for sale to include fixtures, fittings & equipment- Guide Price £100,000.

Fabulously fitted and equipped restaurant in town centre location.

The premises feature an interesting layout arranged over two floors to provide 55 covers in the main dining room, plus a further 16 to the upper level where the kitchens are also located. Additionally our client advises he seats up to 30 customers outside in good weather. There are storage areas at high level and beneath the kitchen & Male/Female W.C.'s plus a small office. The property has a modern bifold shop front and we are advised all equipment is owned and will remain, save for the till system.

Please note the trading name of the business is not being transferred.

EPC band D.

Early viewings recommended, by appointment only please- DISCRETION REQUIRED.

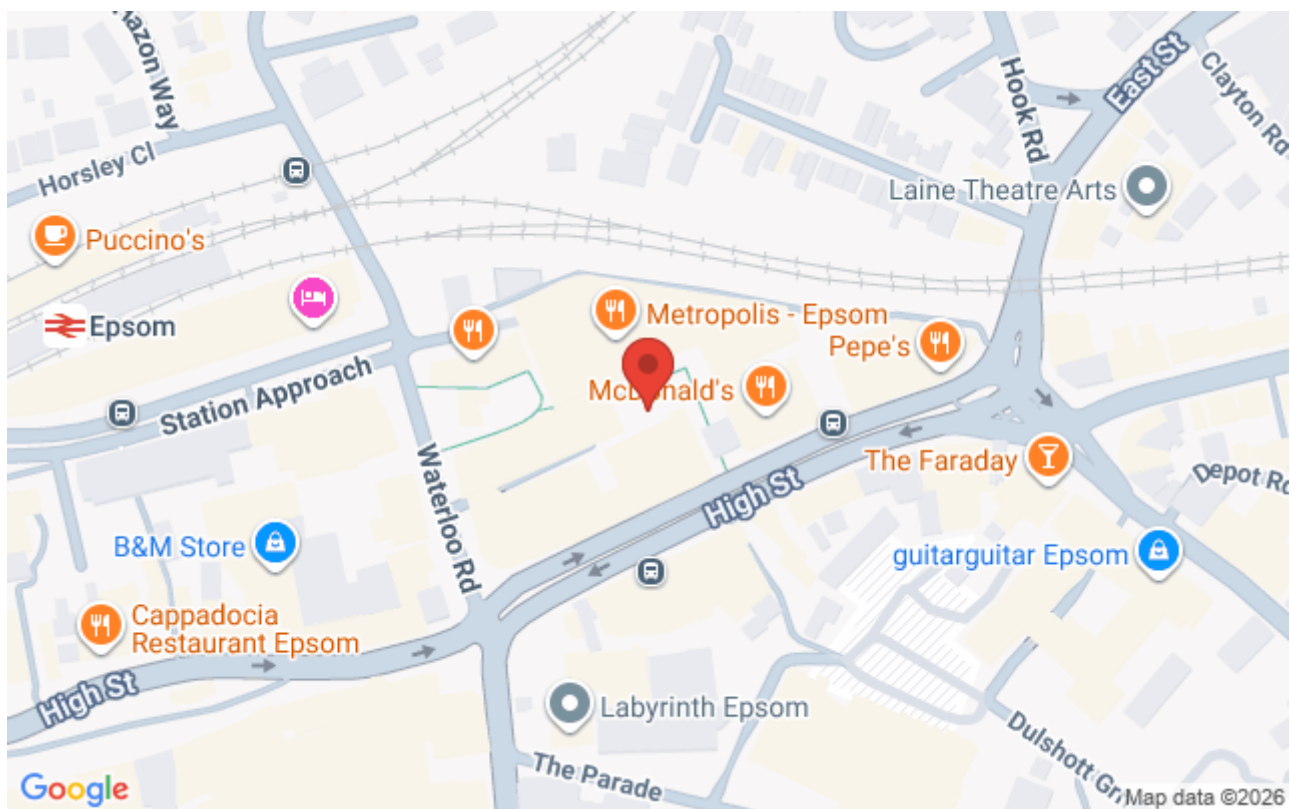
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£100,000
<b>Rent:</b>	£35,000 Per annum + VAT
<b>Rent details:</b>	Service charge - Currently £6,000 per annum.
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £50,000, payable at the prevailing rate.
<b>Lease details:</b>	Approximately 9 years remaining. Five yearly rent reviews- 2020 review not implemented yet. Lease not inspected by us- please verify prior to contract.
<b>Trading hours:</b>	Monday - Closed. Tues, Weds, Thurs & Sund - 11:30 - 22:00. Friday & Saturday - 11:30 - 23:00.
<b>Years established:</b>	2.
<b>Employees:</b>	We understand all employees will be re-employed by our client.

## Features

- ✓ Well equipped
- ✓ Air Conditioning
- ✓ Alcohol license
- ✓ Beautifully presented throughout
- ✓ CCTV
- ✓ Close to many multiples
- ✓ Close to station
- ✓ Densely populated area
- ✓ Discretion required
- ✓ Established dining destination
- ✓ Fitted catering kitchen
- ✓ Furniture and equipment included
- ✓ Security alarm
- ✓ Viewings by appointment only

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.



