



Royal Tunbridge Wells • Kent

Town Centre Restaurant Lease / Business For Sale – European Cuisine – 53 Covers

**\*\*Confidential Sale\*\***

## Location

This restaurant is situated in a prominent town centre position close to The Royal Victoria Place Shopping Centre.

## Description

A restaurant arranged entirely over the ground floor, with a small bar area, kitchen, stores and WC. Scope to extend or create rear courtyard area.

## Covers

53 covers plus bar area.

## Tenure

Leasehold - a little under 10 years remaining. The lease has Landlord & Tenant Act protection with respect to security of tenure.

The lease is drawn up on a full repairing and insuring basis.

## Rent

Current passing rent of £31,800 per annum, exclusive of all other outgoings.

## Guide Price

£89,950 – for the leasehold interest and goodwill to include all fixtures and fittings.

## Business Rates

On application

## Legal Costs

Each party to be ultimately responsible for their own legal fees, with those of the landlord, to process the assignment, being shared equally.

Our client will require an undertaking for their legal fees and those of the landlords, should a prospective assignee / purchaser, withdraw from the transaction.

## Viewing Arrangements

As this sale is confidential, named parties will need to book an appointment through our office.

### Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Details prepared – 13<sup>th</sup> October 2016

- **Subject to contract & lease**
- **Subject to landlord's consent to an assignment**
- **Subject to receipt of satisfactory references & accounts**



**chartered surveyors  
and property consultants**

**COMMERCIAL**

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