



Royal Tunbridge Wells • Kent
Town Centre Restaurant Lease / Business For Sale – 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 – Over 8 years remaining.

There is the ability to determine the lease on 13th February 2022.

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 £28,000 per annum, exclusive of all other outgoings.

Terms

An assignment of our client's leasehold interest.

Guide Price

On application – for the leasehold interest and goodwill to include specified fixtures and fittings.

Business Rates

On application

Legal Costs

The ingoing tenant is to be responsible for the existing tenant's legal fees, and those of the landlord's.

Our client will require an undertaking in this respect.

Viewing Arrangements

As this sale is confidential, named parties will need to first identify themselves through the agent's offices before being able to book an appointment to inspect.

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;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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.

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

Details prepared – 23rd April 2018



**chartered surveyors
and property consultants**

COMMERCIAL

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