



020 7935 2222

www.restaurant-property.co.uk



RESTAURANT LEASE FOR SALE

Mae Ping
16 Railway Approach
East Grinstead
West Sussex
RH19 1BP

LOCATION

The premises are located just off London Road, a busy retail street in the town centre of East Grinstead and within close proximity to East Grinstead train station which connects straight to London Victoria.

Nearby occupiers include Prezzo, Pizza House, McDonald's, La Farola and many other local independents.

ACCOMMODATION

The property is arranged over ground floor with kitchen and customer WC's to the rear. The restaurant provides the following approximate areas:

Ground Floor: 1,700 sq ft

LEASE

The property is available by way of assignment of the existing lease, which we are advised is for a term of 20 years from June 2003, subject to four yearly upward only rent reviews.

RENT

£24,250 per annum

PREMIUM

£85,000 for the benefit of the lease, license and fixtures & fittings.

RATES

We have been verbally informed by the Local Authority:

2010-2011

Rateable Value: £15,250.00

Rates Payable: £6,313.50

All parties are advised to confirm the above with Mid Sussex District Council.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Please contact vendor's sole agent:

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.