

PRIME RESTAURANT SITE

LEASE FOR SALE



55 MARINE DRIVE,

ROTTINGDEAN, BN2 7HQ



01273 321 123

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Location

Situated in the historic seaside village of Rottingdean and on the main A259 coast road leading into Brighton. Woodingdean, Ovingdean, Saltdean and Peacehaven are all highly populated residential areas that are close by. Local traders include Tesco Express, Costa Coffee, Budgens and the White Horse Hotel.

Accommodation

An opportunity to acquire this sought after fully fitted restaurant which would suite a variety of catering occupiers. The accommodation is configured over ground floor with free standing tables and chairs for circa 30 covers. To the rear is a fitted bar area with full height glass fronted display and sink unit. The fully fitted commercial kitchen is located to the rear of the property with multi-burner gas hob and oven, stainless steel preparation areas, stainless steel commercial sink units, tandoor oven, fridges, chest freezers and full extraction. There is also a rear yard with outside store. Separate male and female w/c facilities are towards the front of the building.

Approximate net internal floors areas are:

Restaurant & Bar area	509 ft ²	47.2 m ²
Kitchen	177 ft ²	16.4 m ²
Outside Store	124 ft ²	11.5 m ²
Total Ground Floor Accommodation	810 ft ²	75 m ²

amenities and services not tested
all measurements are approximate

Terms

The premises are held on an effective full repairing and insuring lease for a term of 20 years dated 2nd September 2021 and at a current passing rent of £20,000 per annum exclusive. The rent increases from the second anniversary to £21,000 per annum exclusive and again from the seventh anniversary to £21,500 per annum exclusive. There is a rent review at the seventeenth anniversary. The premises may be elected for VAT and therefore VAT may be payable on the terms quoted.

Premium

Offers are invited on a guide premium of £35,000 for the leasehold interest, restaurant goodwill, current fixtures and fittings and licences. A full inventory is available on request.

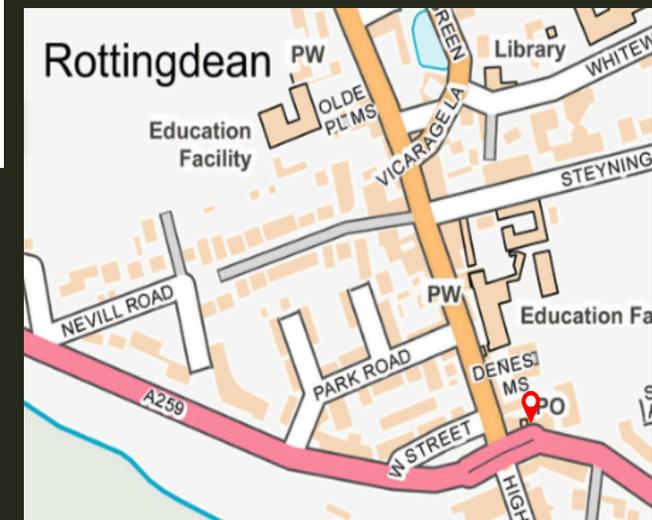
Rateable Value £9,500

EPC E

Viewing by appointment with sole letting agent GRAVES SON & PILCHER LLP



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