

Crowborough

1A Belmont Buildings High Street East Sussex TN6 2QB

- **Freehold Restaurant Investment**
- Comprising a 58 cover restaurant
- Prominent town centre location
- Restaurant let on a new 20 year lease (no breaks)
- Rent Review 2023
- Current Rent Reserved
£16,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Crowborough is a town within the High Weald Area of Outstanding Natural Beauty, 7 miles south-west of Royal Tunbridge Wells and 35 miles south of London.

The property is situated on the west side of High Street, an established trading location in the town centre, in between its junctions with New Road and Eridge Road and adjacent to the Fernbank Shopping Centre and multi-storey car park. Occupiers close by include The Original Factory Shop (adjacent), a Morrisons supermarket, Morrisons Pharmacy, WH Smith, Boots Chemist, Barclays, Waitrose and Santander, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor restaurant with 58 covers and kitchen with ancillary accommodation and customer facilities above.

The property provides the following accommodation and dimensions:

Gross Frontage	4.25 m	(13' 11")
Net Frontage	3.60 m	(11' 9")
Shop Depth	15.65 m	(51' 4")
Built Depth	16.00 m	(52' 6")
First Floor (exc Customer WCs)	46.50 sq m	(500 sq ft)

Tenancy

The entire property is at present let to SEFA KARATAY ESQ for a term of 20 years from 4th September 2018 at a current rent of £16,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Trading as Hattusa, its aim is to bring you the finest dishes of Anatolian food.

No. of Branches: Three (Tunbridge Wells, Sevenoaks and Crowborough).

Website Address: www.hattusa.co.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.