

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **RESTAURANT**

### **FOR SALE OR TO LET**

FREEHOLD RESTAURANT FOR SALE TO INCLUDE BUSINESS GOODWILL AND FIXTURES AND FITTINGS OR AVAILABLE UNDER A NEW LEASE SITUATED ON THE EASTERN SIDE OF THE BUSY (A23) LONDON ROAD BETWEEN NORBURY AND THORNTON HEATH.

### **1064 LONDON ROAD**

### **THORNTON HEATH SURREY CR7 7ND**

#### **LOCATION**

The property forms part of an established shopping parade on the eastern side of the busy (A23) London Road, opposite the junction with Galpins Road and approximately midway between Norbury and Thornton Heath.



Restaurant	355 ft <sup>2</sup>	(32.98 m <sup>2</sup> )
Kitchen	220 ft <sup>2</sup>	(20.44 m <sup>2</sup> )
WCs etc	575 ft <sup>2</sup>	(53.42 m <sup>2</sup> )
Total Area	155 ft <sup>2</sup>	(14.40 m <sup>2</sup> )

*\*All areas and dimensions are approximate*

## **DESCRIPTION**

The property comprises a ground floor restaurant which could accommodate up to 50 covers. As presently arranged there is a front seating area with open-plan kitchen to the rear incorporating a 4 burner cooker, barbeque grill, double sink/drainage, various fridges/freezers and a full extraction system. At the back of the building there is a separate store and parking for 2 cars in tandem. We understand there is planning permission to extend the restaurant backwards which would make it possible to enlarge the seating area and relocate the kitchen.

**NOTE:** The flat above has been sold on a long lease which we understand has approximately 68 years to run.

## **USE/PLANNING**

We understand the property currently falls within Class A3 (Restaurant) of the Current Town and Country (Use Classes) Order but prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **PRICE**

**£230,000 (two hundred and thirty thousand pounds)** for the freehold with vacant possession upon completion.

## **RENT**

An initial rent of **£14,000 (fourteen thousand pounds)** per annum exclusive is sought.

## **PREMIUM**

Offers in the region of **£69,000 (sixty nine thousand pounds)** are sought for goodwill, fixtures and fittings.

## **TURNOVER**

Averaging £1500 - £2000 per week.

## **V.A.T.**

All capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.