

Crowborough – 1A Belmont Buildings, High Street, East Sussex TN6 2QB

Freehold Restaurant Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 6.40%
- Rental Income: £16,000 p.a.
- VAT is applicable to this property
- Let until 2038 (No Breaks). Rent review (open market) every 5th year
- Comprises ground floor restaurant with ancillary accommodation at first floor
- Occupiers close by Boots, Santander, NatWest, Barclays and WHSmith amongst others.



Tenancies and Accommodation:

Property	Accommodation		Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1a (Ground/First Floor)	Ground Floor:		Tiger Family Ltd (with personal guarantor)	20 years from 4 September 2018	£16,000	Note 1: FRI
	Gross Frontage	13'10"				Note 2: No Break clause
	Internal Width	12'8"				Note 3: Rent review every fifth year
	widening at rear to	20'9"				Note 4: Rent deposit held of £4,000
	Restaurant Depth	51'4"				
	First Floor:					
	Kitchen/Prep	Area Approx 520 sq ft				
	4 WC's					
Total					£16,000	

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Property Description:

A mid terraced building comprising ground floor restaurant with ancillary accommodation at first floor (internally accessed), providing the following accommodation and dimensions:

Ground Floor: 58 sq m (624 sq ft)

Open plan restaurant (60 covers)

First Floor: 48 sq m (520 sq ft)

Full Kitchen, Storage, Customer and Staff WCs

Tenancy:

The property is at present let to Tiger Family Ltd (with personal guarantor) for a term of 20 years from 4th September 2018 at a current rent of £16,000 per annum and the lease contains full repairing and insuring covenants. Rent review (open market) every fifth year. Deposit held of £4,000.



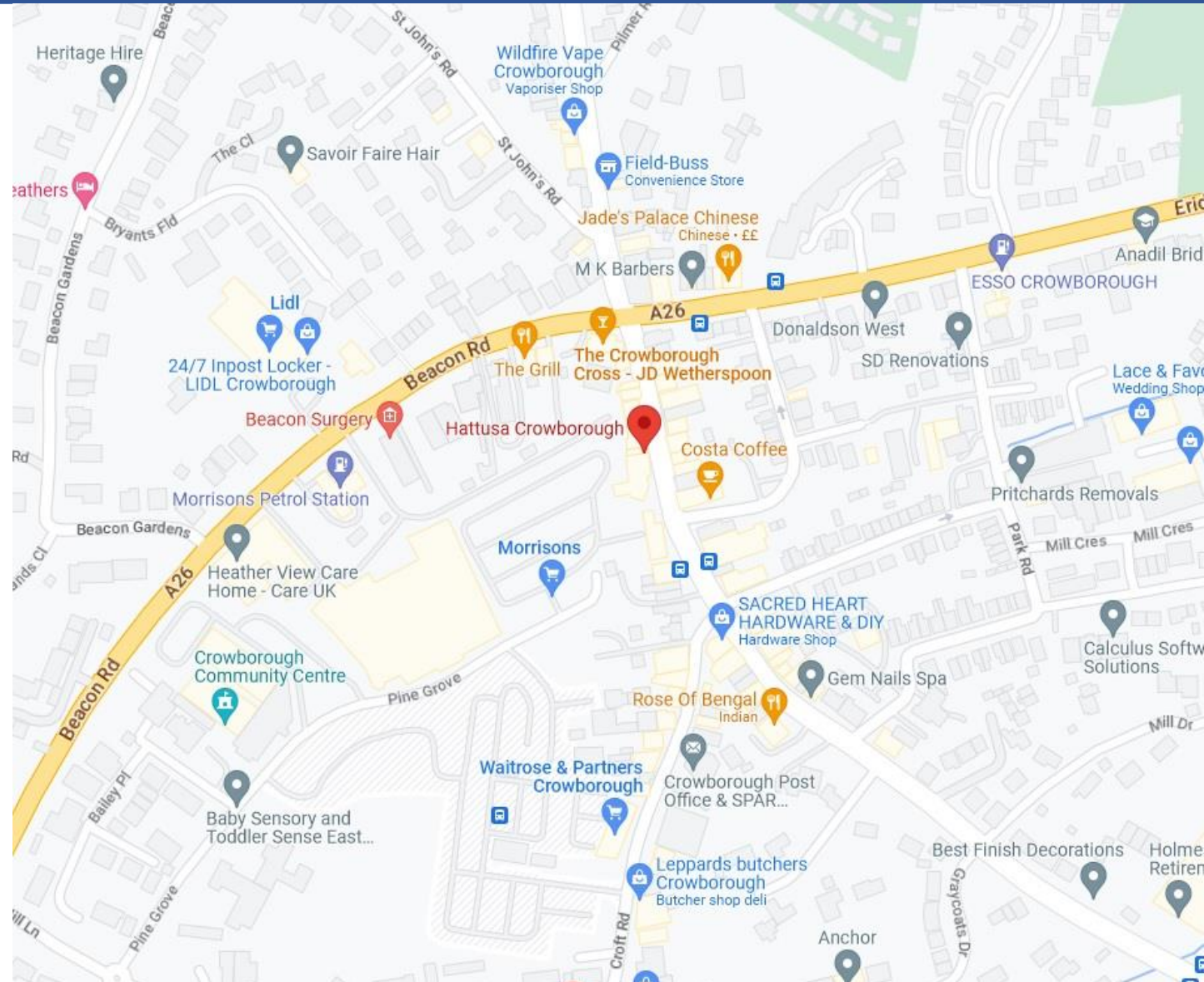
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Location:

Located in Crowborough town centre adjacent to Morrisons and The Original Factory Shop, close to WHSmith, Santander, Boots Pharmacy, Costa Coffee and a host of local traders. Crowborough lies approx. 21 miles north east of Brighton, 24 miles south of Croydon and benefits from good road links via the A26.



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Contacts:

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