



375 Croydon Road, Caterham,
Surrey, CR3 6PN

Restaurant /
Takeaway

BUSINESS &
LEASE FOR SALE

PROPERTY SUMMARY

- Long established, profitable Chinese restaurant business for sale
- Good location within densely populated area
- Ground floor restaurant / takeaway 931 sq. ft. (86.49 sq. m.)
- Includes spacious, self-contained 3 bedroom flat
- 20 year lease from 26 November 2014
- Rent of £17,000 per annum exclusive
- Single parking space at rear
- Unrestricted parking nearby and bay parking in front of premises

LOCATION

The premises occupy a prominent location on Croydon Road at the end of this popular shopping parade between Caterham Town Centre and the Wapses Lodge roundabout junction with the A22.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There are Mainline Railway Stations close by (Caterham and Whyteleafe South) providing regular services to Croydon and London

DESCRIPTION & ACCOMMODATION

The premises comprise a three-storey building currently arranged to provide a ground floor restaurant / takeaway with a self-contained, 3 bedroom flat on the first and second floors. There is a single parking space at the rear.

The ground floor restaurant provides for 46 covers in its current configuration and includes separate male and female toilet facilities and a built-in bar area. The kitchen is located at the rear of the premises along with a storage area. The flat can be accessed either externally or via an internal staircase.

The accommodation and net internal floor areas are as follows:-

Ground Floor	Restaurant	617 sq.ft	(57.32 sq.m)
	Kitchen	220 sq.ft	(20.44 sq.m)
	Storage	<u>94 sq.ft</u>	<u>(8.73 sq.m)</u>
	Total	931 sq.ft	(86.49 sq.m)

Outside **1 private parking space at rear**

First Floor Living Room, Kitchen, Bedroom 1

Second Floor Bedroom 2, Bedroom 3, Bathroom & Storage

TENANCY - The whole property is held on a lease for a term of 20 years from 26 November 2014. The current rent is £17,000 per annum exclusive and the lease provides for five yearly rent reviews. A lease extension back up to 20 years may be available from the landlord if required.

PRICE - The lease, goodwill of the existing business, fixtures and fittings are available for £90,000 plus stock at valuation. Further information and accounts are available upon request. **Subject to contract**

VAT - We understand that VAT is **not** applicable to the rent.

RATES - The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £14,250. The current UBR is 49.9 pence in the £. The flat is within Band C for Council Tax purposes.

EPC - This shop has an EPC Rating of D (91). The flat has an EPC Rating of D (66)

COSTS - Each party is to bear their own legal costs.

For further information or to view please contact:

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