



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us:

02072 490272

E-mail us:

commercial@michaelnaik.com

Visit our website:

www.michaelnaik.com

£37,500 P/A

- Ground Floor Shop & Basement
- Restaurant Opportunity
- £25,000 Premium
- 1283 Sq. Ft
- New Lease Terms



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



RESTAURANT PREMISES

This ground floor and basement premises is tucked away just off of the main high street and offers 1283 Sq. Ft internal floor area, which benefits also from an attractive dual frontage into the ground floor, a fully fitted professional kitchen and a private garden area to the rear.

Floor Area
1,283 Sq. Ft / 119 Sq. M

Premium
£25,000

Lease Term
FRI Lease of 20 Years Offered

Review Rent Review
Rent Review Every 3 Years

Rent Deposit
Subject to Rent Deposit of at least 3 months

Business Rates
Separate rates for ground floor and basement apply

Ground Floor
Rateable Value - £15,000
Estimated Business Rates - £7,485

Basement
Rateable Value - £7,400
Estimated Business Rates -

EPC Rating
92/D

