

Ref: AGT/JM/O:3457



PROPERTY CONSULTANTS
CHARTERED SURVEYORS
VALUERS & ESTATE AGENTS

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BUSINESS FOR SALE

EXTENSIVELY REFURBISHED RESTAURANT/TAKEAWAY PREMISES IN PROMINENT LOCATION



'FISH INN AT THE OLD BANK' 196 COURT ROAD, MOTTINGHAM, LONDON SE9 4EW

LOCATION:

Situated in a prominent position within an established parade which adjoins Mottingham Railway Station and links to the A20 Sidcup Bypass. Opposite the property The Royal Public House is currently undergoing extensive refurbishment.

DESCRIPTION:

Comprises a former Bank premises extensively refurbished to a high standard to provide a restaurant/takeaway unit (22 covers) which commenced trading on 11th November 2008.

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These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract

- ACCOMMODATION:** (with approximate dimensions and floor areas)
Restaurant and takeaway areas, kitchen including some cooking equipment and extractor unit (all untested) preparation and storage areas, office, staff room and small rear yard. To the rear of the property there is a staff wc and adjacent to the restaurant area a disabled persons cloakroom/wc.
- TERMS:** The premises are held upon a full repairing and insuring Lease for a term of 20 years from January 2007 at a rental of **£16,000** per annum exclusive subject to upward only rent reviews at five yearly intervals.
- PREMIUM:** Offers invited.
- LEGAL COSTS:** The ingoing assignee/purchaser is to be responsible for the payment of both parties legal fees.
- RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Greenwich that the rates payable on the premises are **£2,328** (2009/2010 assessment). Interested parties are **strongly** advised to check the actual rates liability with the Local Authority direct. (We are advised by LB Greenwich that Small Business Relief of 50% may be applicable on this property subject to Conditions).
- VAT:** We are advised by our clients that vat will **not** be payable on the rental under current legislation.
- VIEWING:** **STRICTLY** by arrangement with the Owner's Agents:
LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose.
Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor.
References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property