

Ref: AGT/CJL/0:3728



## TO LET

**ESTABLISHED RESTAURANT BUSINESS  
STRICTLY CONFIDENTIALLY AVAILABLE  
FULLY FITTED AND TRADING RESTAURANT  
ESTABLISHED 20+ YEARS**

### **BROADWAY, BEXLEYHEATH, KENT.**

**LOCATION:**

Situated in a prominent position within an established parade. Surrounding and adjacent occupiers include a range of retail and restaurant/public house operators, including Weatherspoons.

**DESCRIPTION:**

Comprises a fully fitted ground floor restaurant, currently offering approximately 70 covers and including first floor accommodation, which could be utilised for residential purposes and currently accessed internally from the restaurant area. To the rear of the restaurant there are kitchen, restaurant and storage facilities plus cloakroom/wc.

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**TERMS:** The premises are to be let upon a full repairing and insuring lease at terms to be agreed at an initial rental of **£28,000** per annum exclusive.

**PREMIUM:** **£75,000**

**RATES PAYABLE:** We understand from a verbal enquiry of the London Borough of Bexley that the rates payable on the premises are £6,727.50 (2010/2011 assessment). Interested parties are ***strongly*** advised to check the actual rates liability with the Local Authority direct.

**LEGAL COSTS:** The ingoing tenant is to be responsible for the payment of both parties' legal fees.

**VAT:** We are advised by our clients that vat will ***not*** be payable upon the rental agreed under current legislation.

**VIEWING:** **ONLY** 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