

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



255 Westwood Lane, Sidcup, Kent, DA15 9PS

£28,000 PA with £10,000 Premium

A3/A5 restaurant takeaway in good location TO LET, £25,000 per annum with £10,000 premium. Serious offers only. Harpers & Co are delighted to offer this well located and established restaurant to let on a new fully repairing and ensuring lease. Rare to market, this restaurant is adjacent to a large car park and enjoys an excellent location in the heart of Blackfen, a busy and popular town. This 1,500 sq ft ground floor restaurant can seat an estimated 40 - 50 covers and has a bar and reception area to the front with a long and open plan middle and rear with engineered wood floors, spotlights to ceiling throughout, and leads onto male female toilets, a rear kitchen which then leads onto an ancillary storage room accessed by a flight of steps. There is also rear access for one car parking space to the rear. The restaurant is fully air conditioned (all units untested) and is lit by way of spotlights and a large chandelier.

ESTABLISHED A3 RESTAURANT* *OFFERED VACANT POSSESSION & UNFURNISHED* *HUGE SCOPE FOR IMPROVEMENT* *40 - 50 COVERS CAPACITY

BAR AREA IN PLACE**PUBLISH CAR PARK ADJACENT* *HIGHLY VISIBLE

WOULD SUIT ESTABLISHED AND EXPERIENCED RESTAURATEURS

VIEWING HIGHLY RECOMMENDED

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LOCATION

Westwood Lane can be found just off of Blackfen Road, a busy arterial road which is adjacent to the East Rochester Way and A2. This Commercial unit is highly visible, enjoys good pedestrian footfall and high levels of vehicular passing trade. Its location provides excellent access to the A2, M25 and Central London. The property is within immediate vicinity of Barclays bank, Robinson Jackson estate agents, Lloyds Pharmacy and a host of other national and multiple retailers. Falconwood and Welling train stations are a short walk away and both provide access to fast trains to Charring Cross and London Bridge.

DESCRIPTION

This long standing and established eatery was in recent times trading as an Italian plataria. Now offered with vacant possession to let on a new fully repairing and insuring lease upon negotiation this well sized unit offers massive potential to experienced caterers and/or restaurateurs. The open plan nature of the ground floor lends itself well to a variety of cuisines and configurations. The main restaurant could easily accommodate between 40 - 50 covers and there is already a bar to the front. The gross internal area of the ground floor is approximately 900 sq ft, 83.6 sq meters. At the rear of the restaurant are separate male and female WCs which then leads to a kitchen which is in need of a new and full refurbishment. There is also a basement to the ground floor which comprises of two smaller rooms which offers convenient and useful storage and ancillary space.

TERMS

This A3 restaurant is offered on a new fully repairing and insuring lease for a highly competitiverent of £25,000 per annum. Serious enquiries only.

RATES

According to our enquiries with the valuation offers our own enquiries suggest that this property has a rateable value of and a rates payable of . Applicants are encouraged to make their own enquiries as to whether they are eligible for small business rates relief and any other incentives. go to www.voa.gov.uk

VAT

This property is not elected for VAT.

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 or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property

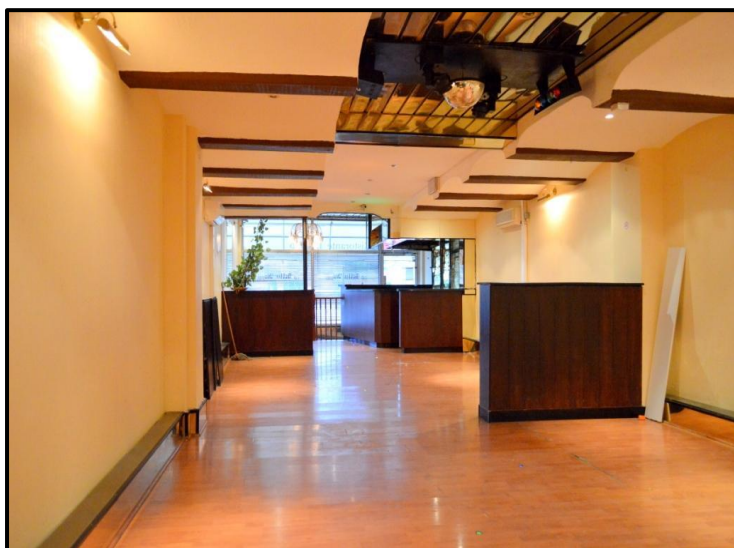
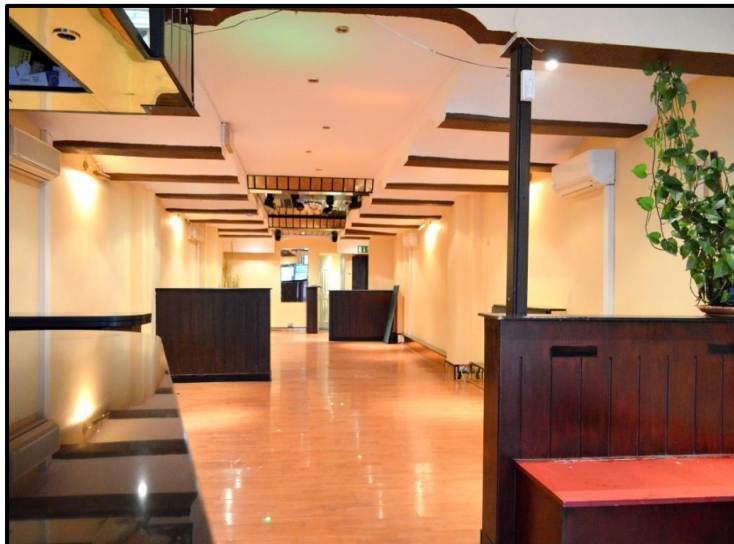
Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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