



55 The Chapel, High Street, Battle, East Sussex. TN33 0EN. **rent per annum £25,000**

A wonderful opportunity to acquire an impressive retail/restaurant premises set in a prime position in the centre of the historic High Street and within just a short walk of the Town's main car park offering a substantial restaurant area with kitchen, WC facilities and room for approx. 50 covers. (Circa 1915 sq.ft).

Description

A fully fitted restaurant ready for immediate trading and occupying a wonderful location in the centre of the historic High Street. The substantial open plan layout, with room for approximately 50 covers, incorporates a bar area WC facilities with substantial kitchen and preparation areas and a small courtyard garden to the rear. Flexible terms will be considered for a new proportional repairing lease. The prominent location is set within a short distance of the Town's main car park and within easy reach of the mainline station.

Directions

From our office in the High Street continue north where the property will be found on the right hand side. What3Words: ///wiped.hiding.willpower

TERMS

A new proportional full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE

We understand that the current rateable value is £24,500.

LEGAL COSTS

Both parties legal costs to be born by the incoming tenant.

ACCOMMODATION

Comprising:

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

RESTAURANT

61' 0" x 20' 5" (18.59m x 6.22m) An attractive open plan restaurant with exposed brickwork, extensive lighting, heating and air conditioning, herringbone flooring, incorporating a fitted bar with stainless steel sink, plumbing for dishwasher.

TOILETS

"His" and "Hers" and disabled toilets with wash hand basins and WCs.

PREPARATION AREA

21' 3" x 10' 9" (6.48m x 3.28m) From the restaurant steps rise up to a kitchen pass and preparation area. With door to side and access into a large cupboard housing the gas fired boiler.

KITCHEN

19' 2" x 15' 4" (5.84m x 4.67m) The kitchen is currently fully equipped. This equipment may be available by separate negotiation. From the kitchen a door leads to

SMALL COURTYARD

16' 10" x 12' 5" (5.13m x 3.78m) With large timber shed.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

