



CARMELA'S, 3 DENNE ROAD, HORSHAM, WEST SUSSEX, RH12 1JE

- **RESTAURANT PREMISES TO LET BY LEASE ASSIGNMENT**
- **OPPORTUNITY TO ACQUIRE LICENSED RESTAURANT**
- **LARGE OUTSIDE SEATING AREA & SIDE PARKING AREA**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is prominently situated to the northern end of Denne Road close to the junction with East Street which is semi-pedestrianized and is now regarded as the prime restaurant destination of the town with well-known restaurants represented including Wagamama, La Strada, Cote Brasserie, Giggling Squid, Ask, Pizza Express.

Horsham is a prosperous market town and one of the largest in West Sussex, having a population of approximately 55,000 with a catchment area of approximately 250,000 inhabitants. The town is approximately 38 miles south of Central London, 23 miles north of the South Coast and 13 miles south west of Gatwick Airport, accessible via the northern bypass A264 connecting to the A23/M23.

Description

The building comprises a historic Grade II Listed building understood to have been originally constructed in the early 16th Century and now converted to provide a fully fitted restaurant over ground and first floors. Externally there is a large paved front patio area and enclosed side yard and on site parking for two cars.

The premises are currently used as an Italian restaurant providing approximately 90 covers (50 ground floor; 40 first floor).



Accommodation

We have measured the property to have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Basement	13.82	149
Ground Floor		
Restaurant:	74.08	797
Kitchen area:	10.80	116
Preparation area:	14.21	153
WC's (male & Female)		
First Floor		
Room1- restaurant:	24.38	262
Room 2: restaurant	23.05	248
Stock room	8.05	87
Office	3.71	40
Total Floor Area	172.1	1,852



Business

The restaurant use was established in 2010 and specialises in modern southern European cuisine.

The traded from 12.0 pm to 10.0/11 pm 7 days a week. The premises are licensed and provide a range of beers, wines, spirits and coffees.

A detailed inventory of trade fixtures, fittings and equipment will be available to bona fide applicants on request.

Business Accounts

This information is available upon request to bona fide applicants.

Lease

The business is available by way of an assignment of the existing Lease for a term of 15 years from 12TH May 2010 at a passing rent of £40,000 per annum exclusive. There is an upward only rent reviews on the 12th May 2020. Tenant has a full repairing and insuring responsibility.

Rateable Value

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable Value: £21,750
UBR (2018/2019) 47.1 p in £

The Local Rating Authority should be contacted for confirmation of the actual amount payable.

VAT

VAT maybe chargeable on the rent.

Proposal

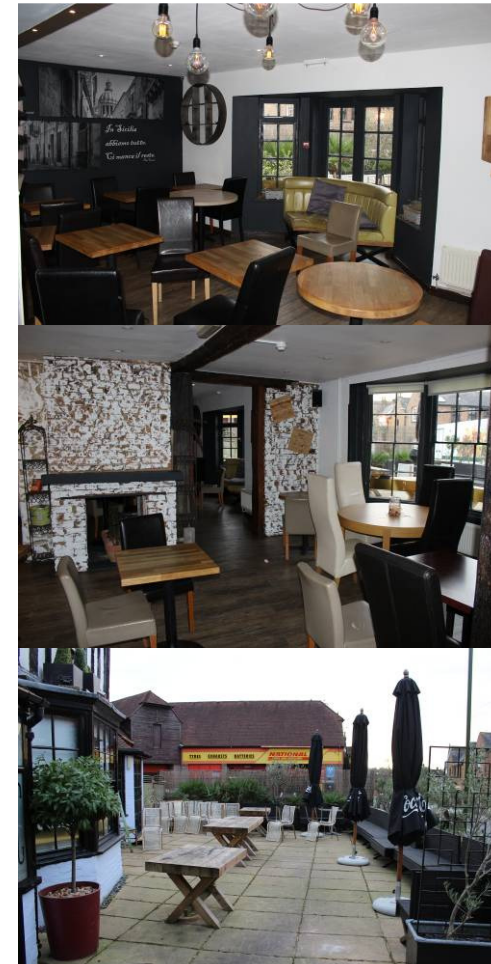
Price on application for the benefit of the lease, trade fixtures/fittings, furniture and catering equipment. The trading name is also available to the purchaser.

EPC

The property has an EPC rating E (103). A copy of the certificate is available upon request.

Legal Costs

The Assignee will be required to pay £500 + VAT towards the Assignor's legal fees. This will be payable via solicitors upon circulation of agreed heads of terms.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH THE VENDORS AGENTS

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