

# FORMER FISH AND CHIP SHOP/RESTAURANT AND TAKEAWAY TO LET EPSOM TOWN CENTRE



**86 High Street, Epsom, Surrey, KT19 8BA**

## **Location**

The Restaurant is prominently situated on the High Street in Epsom Town Centre. Nearby traders include Wilkinson, Boots, Caffé Nero and Marks and Spencer.

## **Type**

A corner and detached fully fitted Restaurant successfully trading as a Fish and Chip Restaurant for a number of years.

## **Area**

Net Internal Area - 900 square feet. The Restaurant area can facilitate up to 35 covers.

## **Lease**

The premises are offered on a brand new full repairing and insuring Lease for a term of years to be agreed.

## **Rent**

£50,000 per annum exclusive.

## **Premium**

Offers in the region of £50,000 are sought for the benefit of the existing fixtures, fittings and furniture items.

## **Further Details/Viewing**

Please contact Wallakers Commercial on 020 8399 5381

[smullaney@wallakerscommercial.com](mailto:smullaney@wallakerscommercial.com) or [csandys@wallakerscommercial.com](mailto:csandys@wallakerscommercial.com)

*Misrepresentation Act 1967: These particulars are intended to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.*

**LOCATION:** The Restaurant is prominently situated in Epsom Town Centres on the busy High Street and directly opposite the Market Square. Nearby traders include Wilko, Boots, Caffé Nero and Marks and Spencer. This is a high footfall location with a cut through alleyway adjacent leading to Epsom Train Station.

**DESCRIPTION:** A long established and successful Fish and Chip Restaurant and Takeaway premises which is offered fully fitted and furnished throughout.

The Restaurant premises provides the following layout and areas:

Front Service Counter and Customer Waiting Area

Rear Private Dining/Restaurant Area

Kitchen and Preparation Area

Ladies and Gentlemen's Washrooms

**Gross Internal Area - 1200 square feet (111.5 square metres)**

Features Include:

- Modern Glazed Display Frontage to High Street with Large Side Return Display Window and Additional Customer Entrance Door.
- Prominent and illuminated Shop Fascia signage over.
- Fully equipped modern Kitchen, Prep and Serving Counter Areas including Fryers, Chip Scuttles, Ovens, Potato Peelers/Chippers, Commercial Freezers and Fridges etc. An Inventory will be made available upon request
- Air Conditioning System
- Private Rear Dining Room for up to 35 covers
- Customer Male and Female Washrooms.
- Additional Rear/Side disabled entrance to Dining Room
- Fully furnished Dining Room and Takeaway Customer areas

**PLANNING:** Planning Use Class 'E' (Restaurant) with ancillary Takeaway use.

**BUSINESS RATES:** The Annual Business Rates payable for the year ending March 31<sup>st</sup> 2023 are £14,142.

**LEASE:** The premises are offered on a brand new full repairing and insuring Lease for a term of years of five years and upwards.

**RENT:** £50,000 per annum exclusive

**PREMIUM:** Premium offers in the region of £50,000 are invited for the benefit of this established Town Centre Restaurant premises to include all existing fixtures, fittings, equipment and furniture items.

**EPC:** An Energy Performance Certificate has been commissioned and will be made available to all interested parties.

**LEGAL COSTS:** Each party to cover their own legal costs in this matter.

**FURTHER DETAILS/  
VIEWINGS:**

For further information and to arrange a viewing, please contact Sole Agents, Wallakers Commercial on 020 8399 5381.

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