



375 Croydon Road, Caterham,  
Surrey, CR3 6PN

Restaurant /  
Takeaway

BUSINESS &  
LEASE FOR SALE

## PROPERTY SUMMARY

- Long established, profitable Chinese restaurant business for sale
- Good location within densely populated area
- Ground floor restaurant / takeaway 931 sq. ft. (86.49 sq. m.)
- Includes spacious, self-contained 3 bedroom flat
- 20-year lease to be granted upon purchase of the business (STC)
- Rent of £19,000 per annum exclusive
- Single parking space at rear
- Unrestricted parking nearby and bay parking in front of premises

## LOCATION

The premises occupy a prominent location on Croydon Road at the end of this popular shopping parade between Caterham Town Centre and the Wapses Lodge roundabout junction with the A22.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There are Mainline Railway Stations close by (Caterham and Whyteleafe South) providing regular services to Croydon and London

## DESCRIPTION & ACCOMMODATION

The premises comprise a three-storey building currently arranged to provide a ground floor restaurant / takeaway with a self-contained, 3-bedroom flat on the first and second floors. There is a single parking space at the rear.

The ground floor restaurant provides for 46 covers in its current configuration and includes separate male and female toilet facilities and a built-in bar area. The kitchen is located at the rear of the premises along with a storage area. The flat can be accessed either externally or via an internal staircase.

The accommodation and net internal floor areas are as follows:-

<b>Ground Floor</b>	Restaurant	617 sq.ft	(57.32 sq.m)
	Kitchen	220 sq.ft	(20.44 sq.m)
	Storage	<u>94 sq.ft</u>	<u>(8.73 sq.m)</u>
	<b>Total</b>	<b>931 sq.ft</b>	<b>(86.49 sq.m)</b>

**Outside** 1 private parking space at rear

**First Floor** Living Room, Kitchen, Bedroom 1  
**Second Floor** Bedroom 2, Bedroom 3, Bathroom & Storage

**TENANCY** - The whole property is held on a lease for a term of 20 years from 26 November 2014. The current rent is £19,000 per annum exclusive and the lease provides for five yearly rent reviews. We understand the landlord will grant a new 20-year lease upon purchase of the business (Subject to Contract).

**PRICE** - The lease, goodwill of the existing business, fixtures and fittings are available for £90,000 plus stock at valuation. Further information and accounts are available upon request. **Subject to contract**

**VAT** - We understand that VAT is **not** applicable to the rent.

**RATES** - The Valuation Office Agency website describes the property as "Shop & Premises" and advises that the 2023 Rateable Value is £14,250. The current UBR is 49.9 pence in the £. The flat is within Band C for Council Tax purposes.

**EPC** - This shop has an EPC Rating of D (91). The flat has an EPC Rating of D (66)

**For further information or to view please contact:**

**Joe Yorke Bsc Hons Tel: 01737 222835**

**Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**



#### DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.