



RESTAURANT BUSINESS FOR SALE

- Established Nepalese Restaurant in Worthing
- 100% rate relief (STS)
- 50 Covers
- Fully fitted commercial kitchen

Interested in this property? Please contact us on 01903 792785

67 ROWLANDS ROAD, WORTHING, WEST SUSSEX, BN11 3JN

Location

An established Nepalese restaurant for sale in Worthing town centre. The business has been run by the current owners since 2005 and is being sold due to retirement.

Description

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Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	1,080	100.33

Tenure

Held on an existing lease which expires in October 2034. The lease is inside the Landlord & Tenant Act

Rent

The rent is £7,500 per annum, exclusive

Premium

Offers are invited in the region of £90,000 for the business and fixtures & fittings

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £7,400. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3,692.60.

However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of C - 51.

VAT

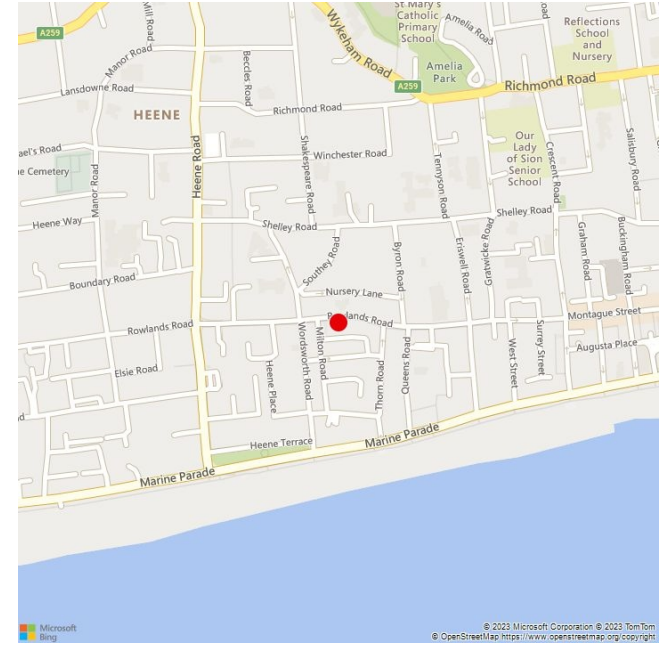
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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