

RESTAURANT/TAKE AWAY
CLOSE TO STATION
NO PREMIUM
TO LET



1 KEYMAR PARADE
BURGESS HILL
RH15 0AB

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LOCATION The property is situated in a highly prominent location close to Burgess Hill Train Station on a main parade of shops, restaurants, bars and shops. Ask restaurant is close by with Natwest bank opposite.

ACCOMMODATION The premises comprise ground floor A3/A5 restaurant/take away with basement kitchens, arranged as follows:

Restaurant/Take Away **687 sq ft (63 m2)**

- High Ceilings
- 2 x WC
- Space for 40 covers

Kitchen **276 sq ft**

- Full extraction

TENURE Leasehold

LEASE New FRI lease for a term to be negotiated

RENT £14,500 per annum exclusive

**UNIFORM
BUSINESS RATES**

Description:	Restaurant and Premises
Rateable Value:	£6,800
Rates Payable	£2,849.20

VAT VAT is not chargeable on the terms quoted

LEGAL FEES Incoming tenant to bear both parties legal costs

VIEWING Strictly via a prior appointment through sole agent:
Tom Graves Commercial Ltd
Tel: 01273 233333