

EPSOM RESTAURANT LEASE FOR SALE - NIL PREMIUM



FORMER BILL'S, 6 SOUTH STREET, EPSOM, KT18 7PF

- Character restaurant prominently located in heart of Town Centre
- 92 covers internal and 36 covers external
- 2,700 sq ft on ground floor
- Fitted out to high standard
- Lease expires 2048 – Rent £45,000 pa

LEASE FOR SALE – NIL PREMIUM

Subject To Contract (Sole Selling Rights)

COUNL419

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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Location

Prominently located on the busy inner ring road to the west of the town centre (A24) close to; the High Street, Epsom Station and the Ashley Centre (over 40 shops and stores including many multiple retailers; Waitrose, M&S, Boots, WH Smith, etc.

Many restaurants located close by including; Pizza Express, ASK Italian, Gails and Nando's.

[Link to Street View](#)

Description

Forms the ground floor of a character property with vehicular service road to side, common service yard to rear, passageway to lefthand side (viewed from road) and external trade area to front providing 36 covers. Offices are above.

The restaurant is closed for business and formerly traded as Bill's.

Accommodation

Side entrance leads to dining area providing space for 96 covers. Bar servery, trading kitchen, staff area and staff access / escape and walk-in chiller. To the rear are the customer toilets and wheelchair friendly WC, office, plant room and storage areas. Rear emergency escape. Extraction to rear of property. Refuse store to rear.

The restaurant is fully fitted. The loose furniture has been removed.

Floor Areas (Not measured and deduced from VOA website, therefore for indicative purposes only)

Ground	2,700 sq ft (GIA)
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NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Tenure

Held leasehold for a term of 25 years from 7th February 2023 at a rent of £45,000 per annum subject to review every 5 years. Tenant break in year 15. First review 8th February 2028 to the higher of market rent or £50,000 per annum.

User – licensed restaurant within Class E (b) of the Town & Country Planning (Use Classes) Order 2020 of such other use within Class E subject to landlord consent NTBUW.

Premises Licence

Permitted to sell alcohol between the hours of 9:00am-1:00am every day. Supplied to persons taking table meals and to be ancillary to the meal.

Planning

From informal enquiry, it has been established the property is Grade II Listed.

Rating Assessment

Listed as restaurant and premises with a Rateable Value of £38,000 wef April 2023.

EPC

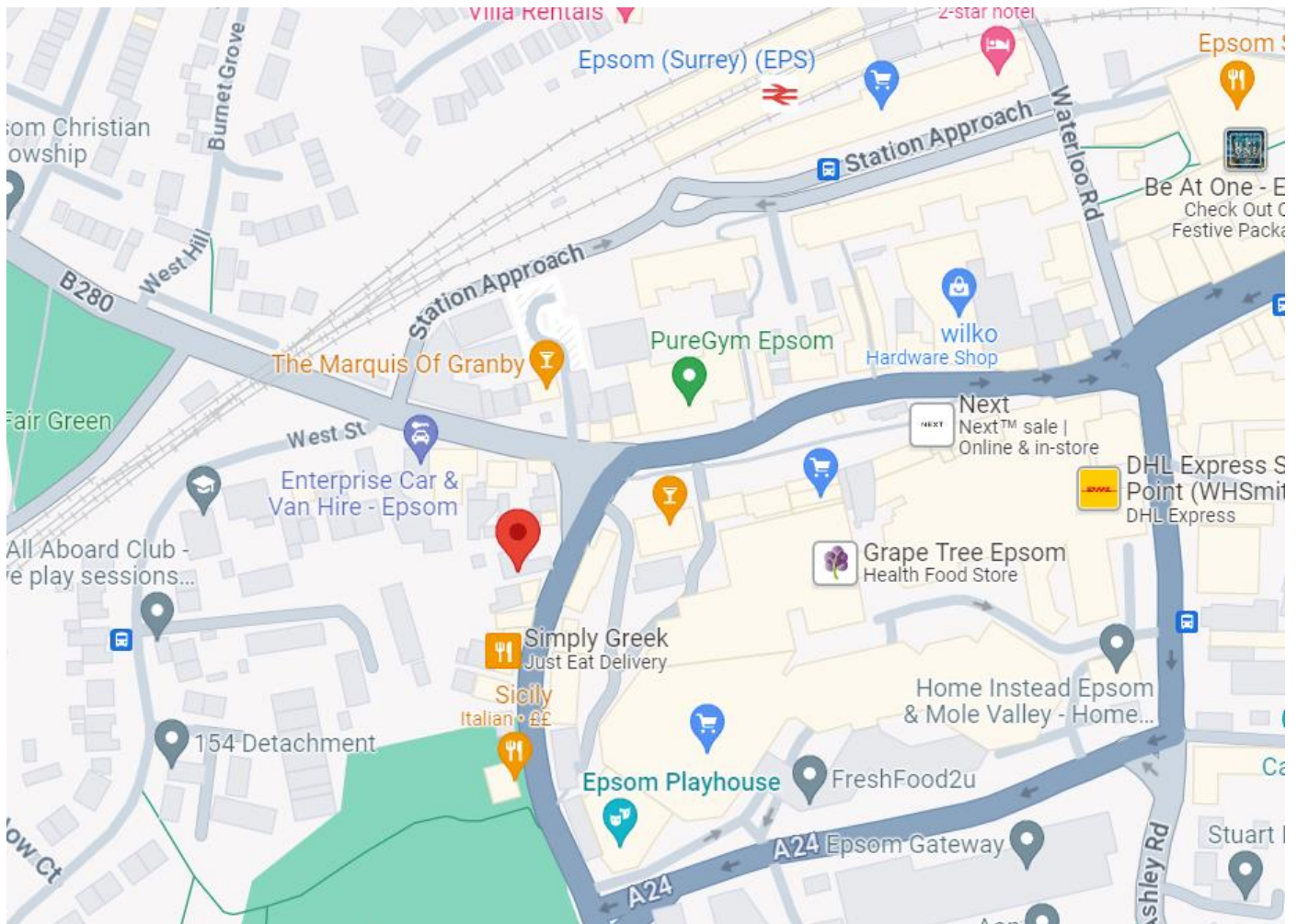
Available upon request.

Viewings & Further Information

For further information please contact Richard on - Tel: 07850 642 808 or Email: richard.negus@agg.uk.com

Location Map

[Link to Location Map](#)



Source: Google Maps. Not to scale – Provided for indicative purposes only.

Internal photos



Photo from internet when restaurant was trading as Bill's

