

BROMLEY EAST ST FULLY FITTED RESTAURANT



3 EAST STREET, BROMLEY, BR1 1AB

- Prime town centre restaurant substantially fitted out 2022
- 100 internal covers plus 32 external covers to front
- Character property comprising former post office benefitting from tall ceilings
- Fitted out to high standard
- Restaurant closed for business and available for immediate occupation

To Let Nil Premium – Rental offers in excess of £90,000 per annum

Subject To Contract (Sole Selling Rights)

LONL611

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Location

Bromley is a south-east London Borough bordering Kent with an estimated population of 329,991 (Census 2021).

The restaurant is prominently located on the corner of East St and Market Square in the main restaurant area of the town with restaurants nearby including; Five Guys, Franco Manca, Nando's, Gourmet Burger Kitchen, Zizzi, Ocean Basket and many independent restaurants.

A location plan is enclosed.

[Link to Street View](#)

Description

100 cover restaurant that forms the ground floor of part of the former post office building. Outside trade area to front providing 32 covers. Refuse storage to side and rear emergency escape leading to front. Mechanical extraction to roof top level (visible in photo).

The restaurant benefits from high ceilings (16 foot) and was substantially fitted out at an estimated cost of circa £800k in 2022..

Accommodation (refer to plan below)

Single entrance leads to: dining for 102 covers, disabled sloped access, combination of fixed and loose seating, open/theatre cookline / kitchen with full mechanical extraction, disabled WC and customer toilets, washup and food prep area, walk-in chilled storage (fridge and freezer), office, staff changing and WC, plant and services room. Trade area is set in two main sections, one with louvre doors leading to the outside trade area.

The restaurant is fully fitted out with high quality fixtures, fittings, furniture and equipment.

Floor Areas (GIA approximately)

Ground floor 3,450 sq ft

Floor plans are below.

NB: AG&G have not measured the property. The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on this when making any offer 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.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 10:00am until midnight Sunday to Thursday and from 10:00am until 1:00am Friday and Saturday.

Rating Assessment

The property is listed as a Restaurant and Premises and has a rateable value of £68,800 wef April 2023.

Tenure

A new sublease will be offered based on rental offers in excess of £90,000 per annum. The sublease would effectively mirror our client's lease.

Our client holds a leasehold interest a term of 15 years expiring 25th August 2037 at a passing rent of £115,000 per annum subject to review 26th August 2027 and every 5 years thereafter. User high quality restaurant with ancillary bar and takeaway.

Service charge payable in respect of building common parts.

Exclusions

The name of the restaurant or anything associated with the brand brand, tills, computers, stock, smallwares, anything leased and personal effects of the staff.

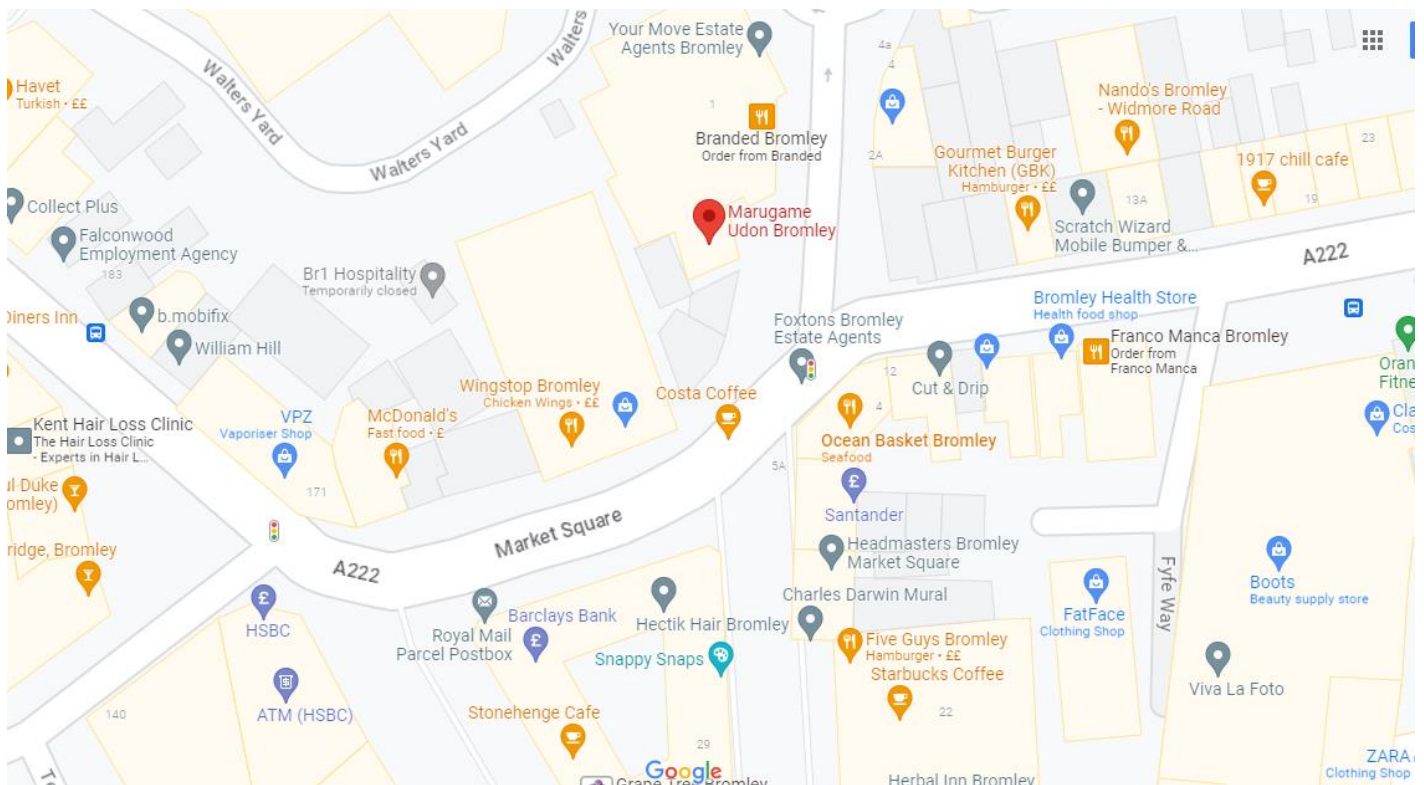
EPC

An EPC can be provided upon request.

Viewings & Further Information

The restaurant is closed for business. For further information or to arrange a viewing, please contact Richard Negus on Tel: 07850 642 808 or Email: richard.negus@agg.uk.com

Location Plan



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

Photos



Floor Plan (Not to scale - Provided for indicative purposes)

