

150 COVER PUB RESTAURANT SEVENOAKS TOWN CENTRE



22 LONDON ROAD, SEVENOAKS TN13 1AJ

- Prime located restaurant in affluent Kent commuter town
- 124 covers – 34 external covers – former pub
- Fully fitted to high standard – business closed
- Circa 6,000 sq ft over ground, basement and 2 upper floors
- Lease expiry 2038 – rent £95,500 pa
- Historic sales £22.4k pw (net)

**LEASEHOLD INTEREST AVAILABLE FOR NIL PREMIUM – OR NEW SUBLEASE AVAILABLE
SUBJECT TO CONTRACT**

COUNL457

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Location

Sevenoaks is an affluent commuter town in Kent some 21 miles south-east from Charing Cross and has a population of circa 29,500.

The property occupies a prominent position in a prime location in the town centre. Other restaurants nearby include: Giggling Squid, Gail's, Pizza Express, Wagamama, Zizzi and many independent restaurants.

[Link to Street View](#)

Description

124 internal covers & 34 external covers. Character property comprising a formal pub and fully fitted to a high standard.

Accommodation (see plan of ground floor below)

Basement – customer toilets, storage areas, beer cellar.

Ground floor – 124 covers (including 10 covers private dining), wheelchair friendly WC, refuse storage, bar servery.

First floor – trade kitchen with mechanical extraction to rooftop level. Storage areas.

Second Floor – extraction & plant.

FLOOR AREA GIA (not measured and figures deduced from VOA website)

Ground	2,690 sq ft
First floor	1,432 sq ft
Basement	807 sq ft
Second floor	969 sq ft

TOTAL	5,898 sq ft
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NB: The floor areas set out 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

Our client holds the property leasehold for a term expiring 21st March 2038 at a passing rent of £95,500 per annum subject to review 22nd April 2023.

Our client is looking to assign their lease and trade contents to a purchaser or grant a new sublease on similar terms to their lease. The landlord may also be prepared to grant a new lease (subject to contract and tenant covenant).

Licensing (pub licence)

Licensed to sell alcohol:

Monday to Wednesday	10:00-23:00hrs
Thursday to Saturday	10:00-00:30hrs
Sunday	12:00-22:30hrs

Garden to close after 23:00hrs.

Rating Assessment

Restaurant and premises - £87,000 w.e.f. 1st April 2023.

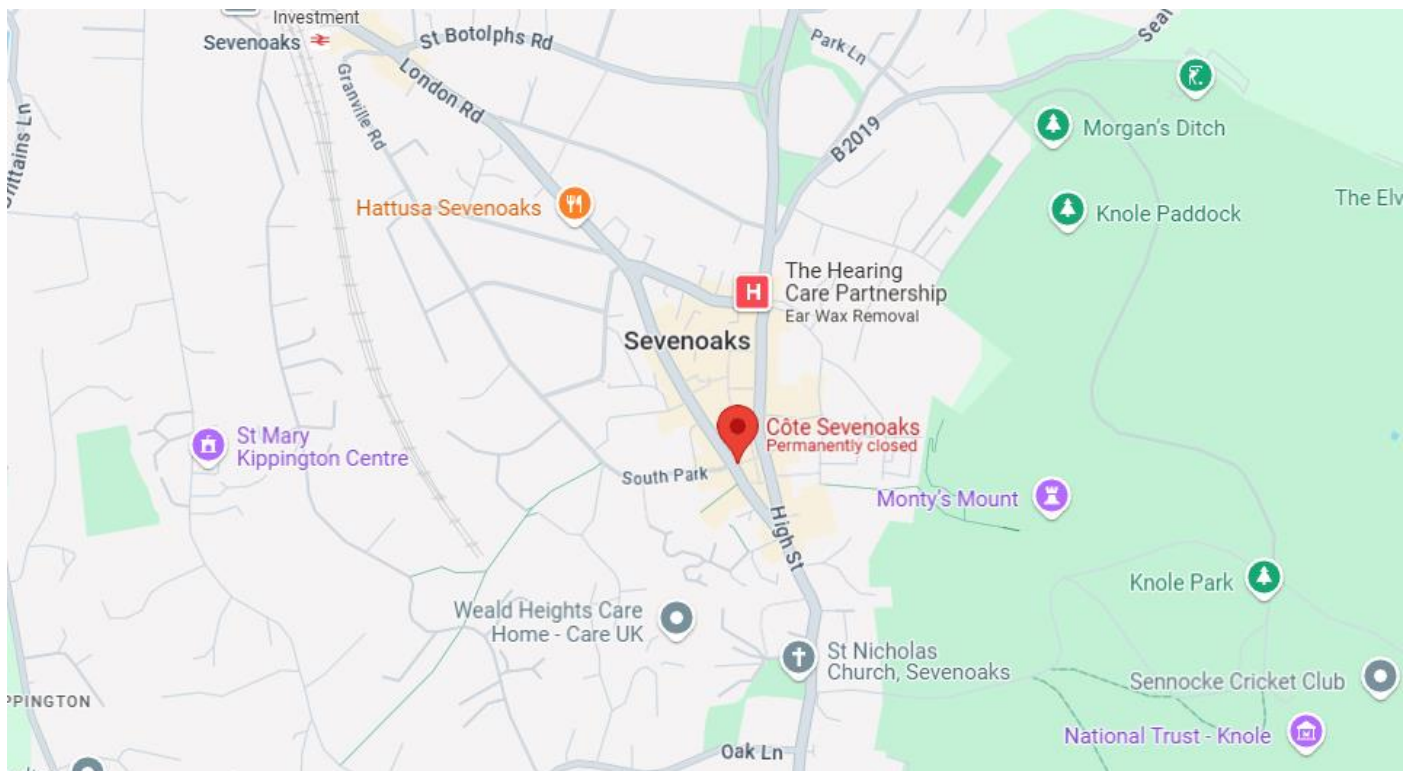
EPC

Exempt due to Listed building.

Viewings

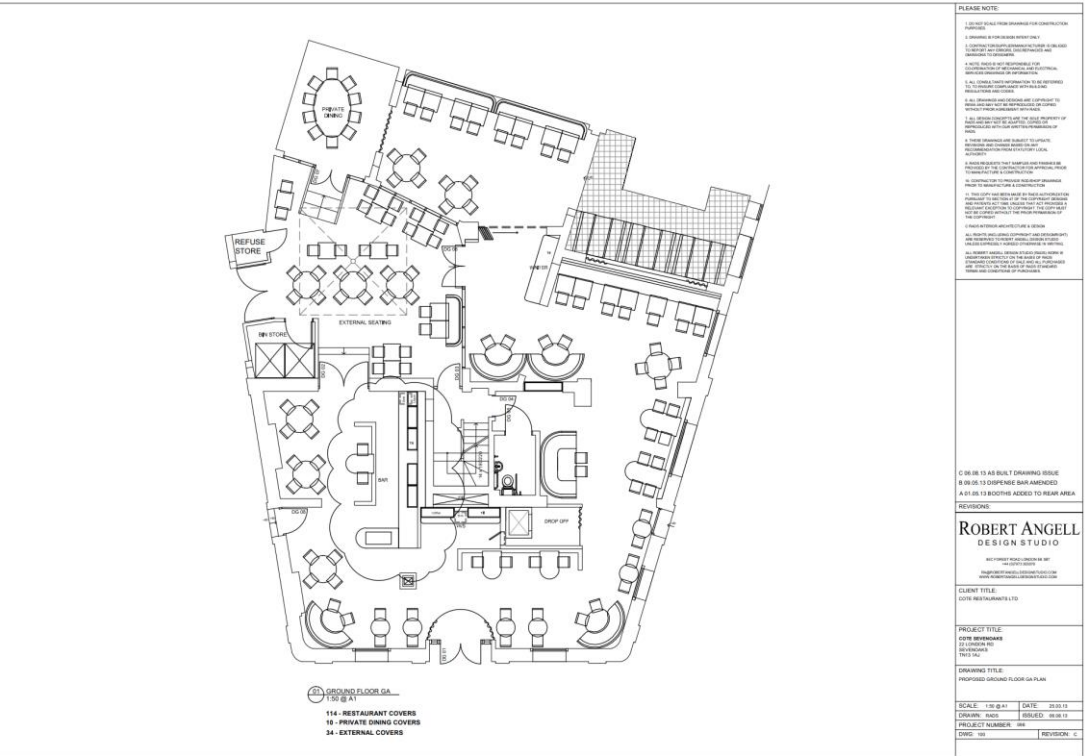
The restaurant is currently closed for business. For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location Map - [Link to Location Map](#)



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

Floor Plan



External Photo

