



49 London Road, Sevenoaks, TN13 1AR

Location

The premises is located on London Road in Kent, which is an affluent residential commuter town. London Road and the High Street make up the main leisure hub of the area. Nearby operators include Bills, Cote, Giggling Squid, Zizzi, Pizza Express, Wagamama and numerous other independent and corporate operators. For a better understanding of the location please review the [Google Street View Link](#)

Description

The premises occupy the entire building and are arranged over ground floor and first floor, benefitting from a fully fitted restaurant and bar at ground floor level and a fully fitted cocktail lounge and wine bar at first floor level. The premises has approximately 90 covers on ground floor, with a kitchen and bar area located to the rear. The first floor comprises approximately 25 covers and a bar area. The premises also benefits from a large outside seating area. We understand the gross approximate areas to be as follows:

Ground Floor	255 sq m	2,745 sq ft
First Floor	55 sq m	592 sq ft
Total	284 sq m	3,337 sq ft

Tenure

The premises is held on a lease commencing 18 December 2010 for a term of 20 years at a passing rent of £60,000 pax, subject to five yearly rent reviews.

Premium

Premium offers invited subject to contract for the benefit of the leasehold interest and fixtures and fittings in situ.

Planning / Licensing

The premises benefits from A3/A4 planning permission.

There is a premises licence in place allowing the sale of alcohol. Details are as follows;

Monday to Saturday	11:00 am – 23:30 pm
Sunday	11:00 am – 22:30 pm

Further Details

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent
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