



SITUATION

Located close to the junction with Ravenswood Avenue, within a few hundred yards of Crowthorne Railway Station and approx. 1 mile north-west of the town centre. Crowthorne is located on the main A321 approx. 5 miles south-west of Bracknell and approx. 10 miles south-east of Reading, benefiting from good road links via the M3 (Junction 4) and the M4 (Junction 10).

PROPERTY

An end of terrace building comprising a **Deep Ground Floor Restaurant (over 60 Covers)** with separate front access to a **Self-Contained Flat** on the first and second floors. The property benefits from a **70ft Rear Garden**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'4"
Internal Width	15'4" widening to 15'8"
Shop Depth	81'9"
Built Depth	95'8"
Area	Approx 1,490 sq ft

First and Second Floor Flat

4 Rooms (one with ensuite Shower Room/WC), separate Shower Room/WC

£35,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **MATTHEW BERGER**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Chillies Restaurants Ltd as an Indian Restaurant** for a term of 20 years from 17th November 2003 at a current rent of **£35,000 per annum exclusive (fixed in 2013)**.

Rent Review June 2018



VENDOR'S SOLICITORS

Bates Solicitors - Tel: 01256 709 900
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts