

PRICE REDUCED - £52,500

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

FOR SALE

(due to abortive negotiations)

Lease, Goodwill, Fixtures and Fittings

Tulsi Indian Restaurant

51 High Street, Hollywood BT18 9AB



LOCATION / DESCRIPTION

Currently trading as Tulsi Indian Restaurant, this large ground floor unit is situated in the heart of Hollywood town centre close to the Maypole junction and opposite Tesco Express.

It is well finished to include solid floor covered with tiles, plastered and painted walls, air conditioning, alarm system, with seating for c.66 covers.

TOTAL ACCOMMODATION c.1,679 sq.ft. (156 sq.m.)

PRICE Offers around £52,500 excl.
to acquire the leasehold interest
(plus stock at valuation)

FIXTURES & FITTINGS An inventory of the fixtures and fittings
to be included in the sale will be provided
upon request.

ACCOUNTS These will be provided to bona fide purchasers
upon request.



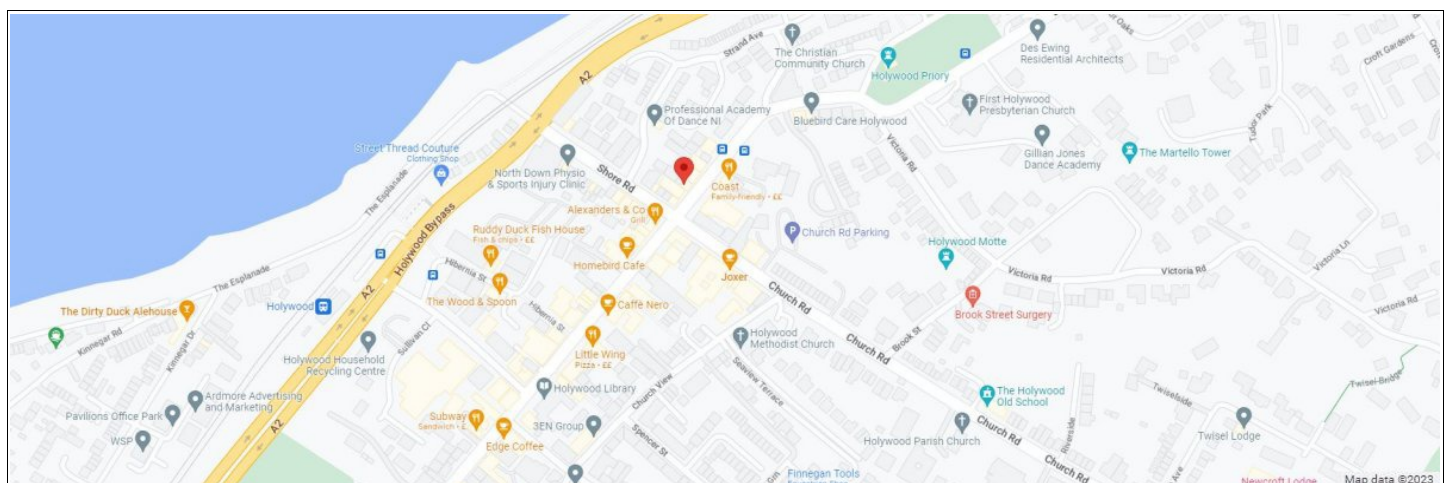
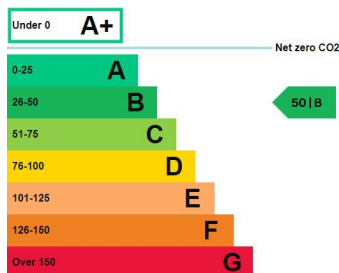
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LEASE DETAILS

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| LEASE | 10 years from 10 th January 2017 |
| RENT | £25,000 p.a. |
| TUPE | Full details will be provided to prospective purchasers as the purchaser will be required to comply with the relevant legislation in respect of the employees. |
| BUSINESS | The owners have operated this successful restaurant since the extensive refurbishment of the building in 2017. They have built up a strong and steady business supported by trading accounts. The business is closed during the day and also all day Monday allowing the purchaser to expand and develop the business further. |
| VAT | Applicable to above |
| RATES | NAV £21,700 Rates payable 2023/24 £11,756 |
| EPC | B-50 |
| VIEWING | By appointment with Agent 028 9131 3830 |



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