

**WILLIAMS
HARLOW**

Banstead Office
Call: 01737 370022

31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

High Street Banstead, Surrey SM7 2LX

Located in the heart of Banstead Village High Street, this commercial property presents an exceptional opportunity for aspiring restaurateurs or seasoned investors. The property boasts a generous restaurant area, providing ample space for patrons to enjoy their meals in a comfortable and inviting atmosphere. The fully equipped main kitchen is designed to meet the demands of a busy restaurant, allowing for efficient food preparation and service. There is also a **THREE BEDROOM MAISONETTE** included within the sale with vacant possession. With approximately 32 years remaining on the long leasehold, this property offers stability and security for the future. The vacant possession allows for immediate occupancy, enabling new owners to implement their vision without delay.

£550,000 - Leasehold

Restaurant & Take Away 2689.00 sq ft



RESTAURANT

Located on the bustling Banstead Village High Street, this restaurant benefits from a prominent position, ensuring high visibility and foot traffic, which are vital for any successful dining establishment.

Front area - 970 sq ft.

The commercial unit of a ground restaurant comprising of a small open terrace to the front with electric security gating which measures approximately 19'0 x 3'8. From here there are glazed windows under a bowel vaulted ceiling with a two doorway access to the:

Restaurant Area - 49'0 x 19'9

All is set under a relatively recently re-fitted bowel ceiling with inset lighting and detailed plaster work. There is bench seating to both sides, one of which covers conveyor for take away purposes which connects to the kitchen to the bar area which is set to the front which is of timber construction with granite surfaces and water supply.

Rear Corridor 29'6 x 3'2

Continuation of the plaster work and wood panelling, this gives way to a Male WC and a combined Female WC/Disabled toilet. Towards the rear of the restaurant it is open to the:

Main Kitchen - 16'1 x 18'8 approximately 300 sq ft in total

A good quality range of commercial kitchen apparatus which comprises of fryers, cookers, charcoal grills, sink and extractor ducting.

Rear storage area - approximately 20'7 x 19'6 approximately 400 sq ft

Located at the rear of the kitchen. Further commercial apparatus, sink and 2 large industrial freezers. This connects to a further:

Rear lobby area - 10'2 x 3'3

Providing rear access. Rear storage area which also combines a shower of 15'10 x 9'6 with a skylight window.

MAISONETTE / FLAT

There is also a THREE BEDROOM MAISONETTE included within the sale with vacant possession on the same terms as the restaurant

The property is accessed from a large terrace to the front, the extent of which is approximately 46'0 in length x 20'0 in width.

There is a replacement front door which gives access to an inner entrance hall with wooden flooring and stairs to the first floor. Off here there is a downstairs WC with a basin and a door which connects to the kitchen.

The kitchen 11'10 x 6'8, is fitted to a good standard with a modern range of wall and base units and window to the front with all integral appliances.

The lounge 12'0 x 13'1 is located to the front with two windows and wooden flooring.

Study/Bedroom Four 7'7 x 7'10.

The staircase rises to the second floor to a Landing reach by a wooden trim staircase and offers

Bedroom One 12'4 x 11'10 with two windows to front and wooden flooring.

Bedroom Two 8'0 x 11'10, is located to the rear. Bedroom

Bedroom Three 7'5 x 8'0 with window front and wooden flooring

CONDITION

The premises was equipped to a high standard decor to the front restaurant and kitchen to an exceptional quality in circa. 2016

SQUARE FOOTAGE RESTAURANT

1900 square foot which includes all areas to the ground floor.

CONTENTS OF COMMERCIAL PREMISES

Cold room
Charcoal grill
Fish Range
Ducting
Tables/chairs
Conveyer belt
Other cooking equipment.

We make no warranty for working condition. Prospective purchasers are advised to seek their own independent advice in this regard.

LEASE

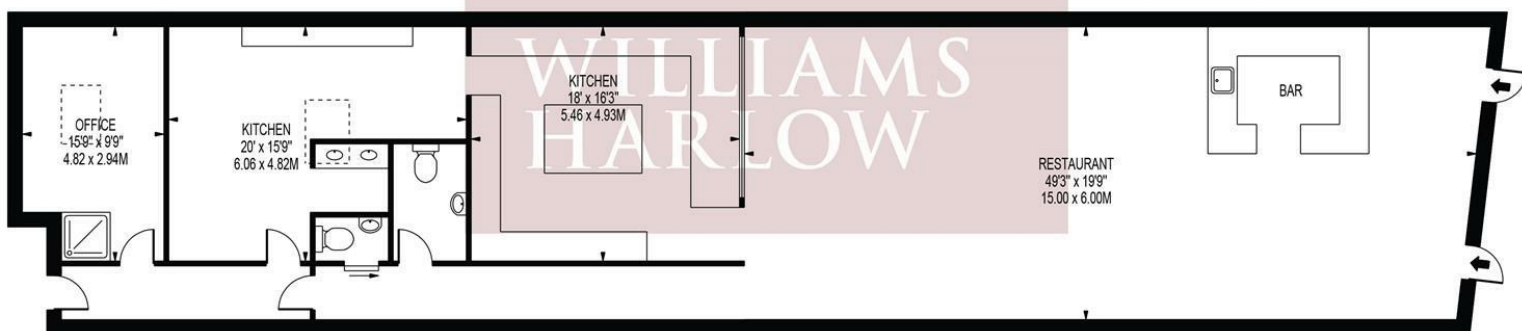
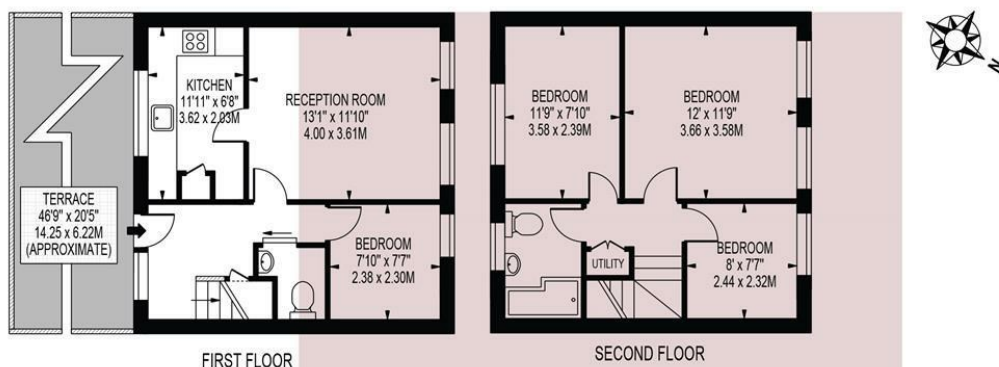
32 years remaining



HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA OF FLAT: 787 SQ FT - 73.09 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTAURANT: 1902 SQ FT - 176.74 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

