

67-69 HIGH STREET, EWELL, SURREY KT17 1RX



**TO LET/MAY SELL
FREEHOLD SALE WITH VACANT POSSESSION**

**TO LET: £45,000
SALE: GUIDE £700,000**



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Well regarded restaurant premises available with good reputation of long-standing
- Fully fitted restaurant with main seating area of circa 60 covers plus function/party room and ancillary
- Situated in the heart of Ewell Village
- On-street parking and Pay & Display car park immediately behind
- Includes staff accommodation **T 01737 229200**

LOCATION

The premises are situated in the centre of Ewell High Street with on street parking bays both outside and opposite and across from Costa Coffee and Co-Op, close to the A24 and within walking distance of both Ewell East and Ewell West railway stations. Ewell High Street is approximately 5 miles from junction 8 of the M25 at Leatherhead and 10 mins drive of the A3 for road access to London and M25 westbound.

DESCRIPTION

The premises which is very well appointed form a ground and first floor premises which has traded as a restaurant for many decades with ground floor restaurant including kitchen and ancillary and function/private dining/party room together with stores with a smaller first floor offering office, two staff accommodation bedrooms and bathroom, within the heart of this popular Village immediately in front of a Pay & Display car park.

The business has operated for decades under the same family and due to retirement and other personal plans, the owners are ideally looking to retain the freehold and let the premises or, alternatively would consider a sale of the freehold interest with vacant possession under Title No SY225510. The restaurant accommodation is flexible over two levels, very smartly arranged with glazed frontage, two bar areas, ground floor kitchen and separate function/party room, smart WCs and the whole restaurant offers approximately 60 covers together with 20 covers in the party room/function room. The ancillary and upper parts offer the usual facilities including staff areas, office and stores with vacant possession immediately available.

Areas as shown on the new floorplan that is available :

Circa 1200 sq ft of dining areas over two floor levels

Kitchen of 343 sq ft

Stores of 73 sq ft

External store of 164 sq ft.

The upper parts comprise an office, bedroom 1, bedroom 2 and bathroom. A floorplan is provided.



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T 01306 884685



TENURE

The premises are available either for a new lease granted direct by the Landlord for the whole site for a term of 15 years with upward only rent reviews at every fifth year and the option of a tenant break provision. Alternatively, our Clients will consider selling the Freehold interest held under Title No SY225510 with full vacant possession on completion.

RENT

For a letting, our Clients would seek a rent of £45,000 PAX per annum plus the premium as noted below for fixtures and fittings.



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SALE PRICE

For a sale of the freehold interest with full vacant possession the guide price is Offers in the region of £700,000. We are advised that the premises is not elected for VAT.

PREMIUM

For a letting, our Clients would seek a premium in the region of £40,000 for fixtures and fittings and kitchen equipment (Inventory will be available).

VAT

The premises are not elected for VAT.

COSTS

For either a sale or letting each party are responsible for their own legal costs in the matter.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£24,000
Uniform Business Rate	£0.49.9 (April 2025)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated C (51) and is valid until 18.4.2035. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlords Agents Robinsons, 01306 884685.



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