



17 Church Street, Reigate,
Surrey, RH2 0AA

Well Established Licensed
Café / Tea Room

LEASE & BUSINESS
FOR SALE

PROPERTY SUMMARY

- Well established Class E Café / Tea Room business for sale
- Benefits from full Alcohol License
- Busy town centre location
- Recently refurbished to high standard
- Passing rent £27,996 per annum on a protected lease until July 2026
- Price for business goodwill & lease £45,000

LOCATION

The premises occupy a good location in the heart of Reigate, situated close to the junction with High Street and Bell Street. Church Street benefits from on-street parking (1 hour free) on both sides of the street and an attractive mix of well-known multiple and independent traders.

DESCRIPTION & BUSINESS

Excellent opportunity to acquire a fully operational refurbished business with a full alcohol license and 30 + covers.

Evie's Tea Room has become one of the most popular café premises in Reigate with a loyal customer base. The premises recently underwent extensive refurbishment and are fitted out to a high standard including air-conditioning, a new awning, newly fitted kitchen and prep area and a customer toilet. The premises also benefits from an alcohol licence. Current opening hours are from 10am – 5pm Thursday to Monday.

The accommodation and floor areas are as follows on the Ground Floor only:

- | | | |
|---------------|------------------------------|------------------------|
| • Retail area | 547 sq.ft | (50.82 sq.m) |
| • Kitchen | <u>115 sq.ft</u> | <u>(10.68 sq.m)</u> |
| | Total | 662 sq.ft (61.50 sq.m) |
| • Rear | Preparation and storage area | |

TENANCY

The property is held on a full repairing and insuring lease expiring 31st July 2026 at a current rent passing of £27,996 per annum with no further rent reviews. The lease is inside the Landlord & Tenant Act 1954.

PRICE

The lease, goodwill of the existing business, fixtures and fittings are available for **£45,000**. Trading information and accounts are available upon request.

Excellent potential to extend the opening hours and grow the business. Owner selling due to ill health.

Subject to contract

VAT – We understand VAT is **not** applicable to the rent.

RATES - The 2023 Rateable Value for the premises is £22,750. The 2023/24 UBR is 49.9 pence in the £. For further information in this regard please contact Reigate and Banstead Council

EPC – This property has an EPC Rating of D (96).

LEGAL COSTS - Each party is to bear their own legal costs

For further information or to view please contact

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