The Atrium

Little King Street,
East Grinstead
RH19 3DJ

Strictly Confidential



Public House to Let

Ground Floor Pub of 10,500ft²

The demise could include further lower ground space of 14,500ft² to provide a total of circa 25,000ft²

(Subject to vacant possession)

Part of the Atrium Leisure Development

Description:

Ground Floor Pub of 10,500ft² with potential of a further nightclub premises below of 14,500ft² to be included.

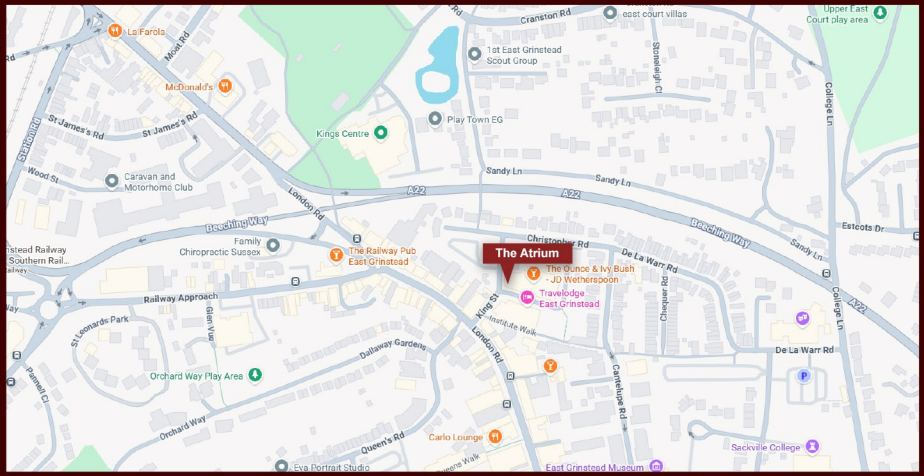
The unit consists of a trading fully fitted pub premises on ground floor only with a main entrance from Little King Street and also having the benefit of an entrance from within the scheme.

Location:

The premises are located in East Grinstead as part of the Atrium Leisure Development which includes other occupiers such as Dominoes Pizza, Kings 18 Indoor Golf & The Atrium Cinema.

The development is located opposite a 72 bed Travelodge and Pure Gyms. There is a public car park adjacent to the scheme.





Rent:

Public House alone £65,000.00 per annum or together with the large lower ground nightclub premises £120,000 per annum. All rent quoted are exclusive of rates, service charges, landlords insurance & VAT if applicable.

Planning:

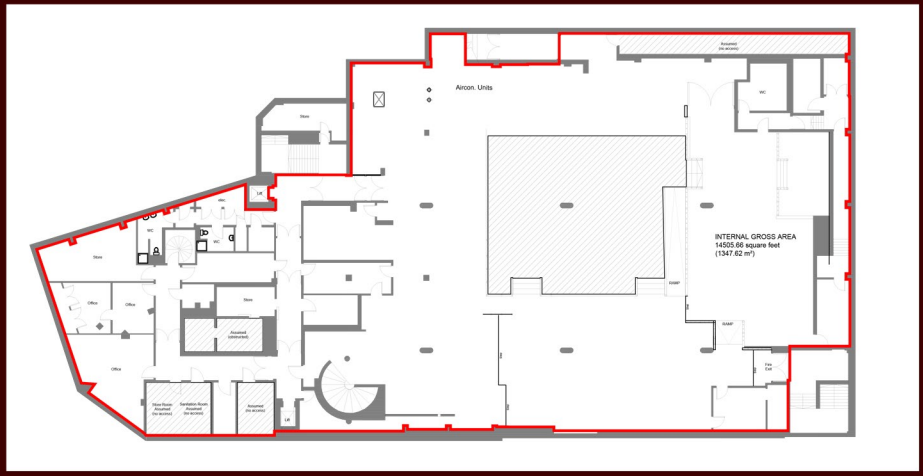
The landlords would consider other uses such as restaurant, leisure, educational or religous use, subject to planning. The lower ground floor was previously trading as a night club.

Lease:

A new lease for a term to be agreed subject to 5 yearly rent reviews.

Legal Cost:

Each party to bear their own.



Floor Area:

Ground floor area of 10,500ft². There is also a lower ground floor former basement premises that can potentially be connected, providing a further 14,507ft² of space, bringing the total potential floor area available to 25,000ft².

Rates:

We understand the current rateable value for the current public house is £66,000 so this would create rates payable of approximately £28,380.00 per annum. Any interested occupier should check this figure with the local authority prior to signing a lease on these premises.

Service Charges:

Current service charges to be confirmed.

Further Information:

To arrange an inspection or for further information, please contact the sole letting agent, Forty. All enquiries strictly through Forty.

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