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TJ's American Diner • London Road • Hurst Green • East Sussex TN19 7QY

**Café / Restaurant To Let - 2367 sq ft (220 sq m)**

**\*\*Suitable for a wide range of alternative uses\*\***

## Location

Hurst Green is situated on the A21 – London to Hastings Road, approximately 56 miles from central London; 14 miles southeast of Tunbridge Wells and 15 miles north of Hastings. Etchingham main line train station is around 2.5 miles to the south with a direct service to London with a typical journey time of under 1 hour 10 mins.

This building is situated directly on the A21 about 1.25 miles to the north of Hurst Green.

## Description

A single storey building currently operated as an American themed diner / restaurant with between 60-70 covers internally, along with a further 30 covers outside.

There is a private car park to the rear with parking for at least 30 cars.

The diner is superbly presented and includes a bar area as you enter, fully fitted commercial kitchen to the rear, along with a preparation area, stores, and a separate drinks / dry goods storeroom.

The property has regular live music events along with a 2am license.

The property is currently fully furnished, with all chattels being available by separate negotiation.

The property lends itself to a wide range of alternative uses with use Class E – retail, medical, offices, leisure, etc.

## Floor Area

There is a total gross internal floor area of **2367 sq ft** (220 sq m), with **30** car spaces to the rear.

## Rent

**£28,000 per annum**, exclusive of all other outgoings.

VAT is applicable to the rent.

## Terms

New lease terms are available by arrangement, on a full repairing and insuring basis.

**NB** - Although the majority of the fixtures and fittings will be included with a new lease, other items are available by separate negotiation – further details on request.

## Business Rates

The rateable value is £15,250. Interested parties should contact Rother District Council to check the actual amount payable after taking into account all the current reliefs that are available. - 01424 787000.

## Viewing Arrangements

**As the premises is currently trading viewings are to be strictly by appointment only** through the sole letting agents.

Contact Rupert Farrant – **01892 552500** – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

## Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
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- **Subject to accounts and references.**
- **A rent deposit will be required.**



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**COMMERCIAL**



Contact Rupert Farrant on

**01892 552 500**

**rupert@durlings.co.uk**

**www.durlings.co.uk**

**22 Mount Ephriam Road,  
Tunbridge Wells,  
Kent TN1 1ED**





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