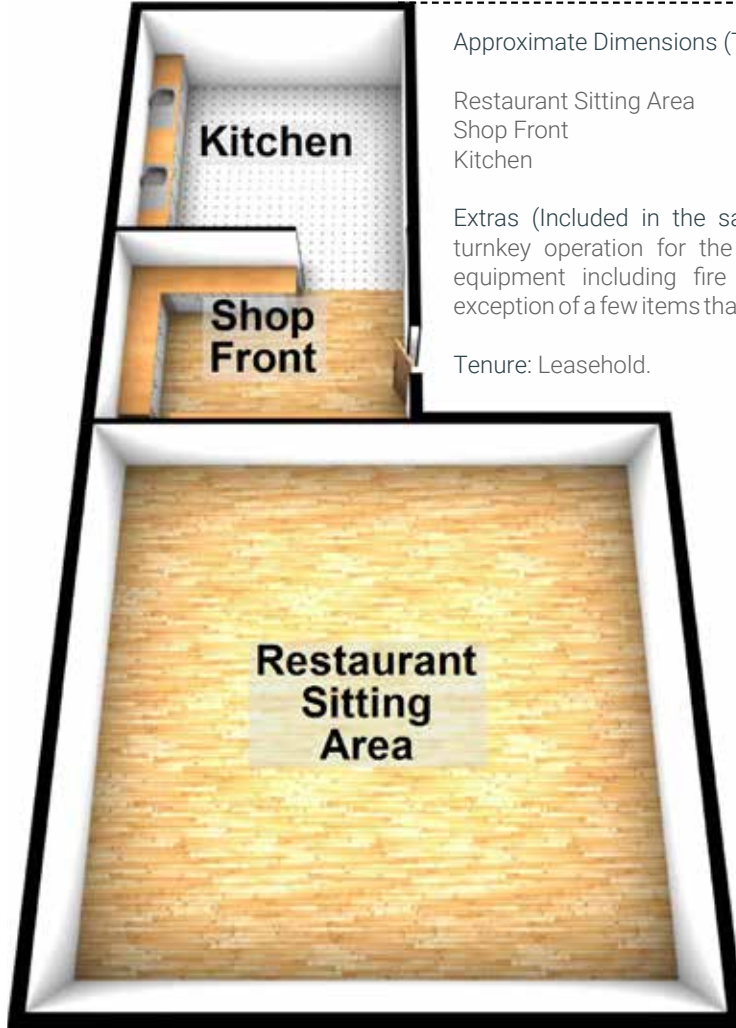


SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Restaurant Sitting Area	8.40m (27'7") x 7.70m (25'3")
Shop Front	4.70m (15'5") x 3.30m (10'10")
Kitchen	4.70m (15'5") x 4.60m (15'1")

Extras (Included in the sale): Presented as a Leasehold turnkey operation for the new owner, complete with all equipment including fire suppression system with the exception of a few items that will be discussed at formal offer.

Tenure: Leasehold.

BAR & SEATING AREA