



CONFIDENTIAL

2,011 SQ FT RESTAURANT / BAR LEASE FOR SALE FULHAM BROADWAY

High standard fit out -- Low rent of only £32,000 pa -- Premium on application

LOCATION

Prominently located within a ¼ of a mile of Fulham Broadway Station close to Cote Brasserie, Vagabond Wines, Bodeans, Patisserie Valerie, Waitrose, Whole Foods Market & M&S Foodhall.

DESCRIPTION

The 100 cover restaurant/bar is in excellent condition having been completely refitted at the beginning of 2016 and offers a true turnkey operation. The professionally designed refurbishment was carried out at considerable expense to include all new F&F and an upgrade to the extraction system.

LEASE

20 year lease due to expire in January 2030 at a rent of £32,000 pax subject to five yearly reviews, the next due in January 2020. It is our understanding that the lease is contracted inside the L&T Act 54.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON the premises from 10 am to midnight Friday & Saturday and from 10am to 2230 Sunday through Thursday. A copy of the license is available on request.

BUSINESS RATES

Rateable value £52,000
UBR (2017/18) 47.9
Rates payable £24,908

FURTHER DETAILS

Please contact sole agents:

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