

## **CONFIDENTIAL – STAFF UNAWARE**

### **RESTAURANT LEASE FOR SALE**



**Fulham, SW6**

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| <ul style="list-style-type: none"> <li>• <b>A3 use with extraction</b></li> <li>• <b>High standard fit out</b></li> </ul> | <ul style="list-style-type: none"> <li>• <b>Low rent of only £20,000</b></li> <li>• <b>Premium on application</b></li> </ul> |
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#### **LOCATION**

Located just off the Fulham Road and ½ a mile from Stamford Bridge Stadium (Chelsea FC). The immediate area offers 7-day trade with nearby operators including Cote Brasserie, Vagabond Wines, Bodeans, Patisserie Valerie, Waitrose, Whole Foods Market & M&S Foodhall.

The area is well serviced by numerous bus routes and Fulham Broadway Underground Station (District Line) which is within ¼ of a mile of the property.

#### **DESCRIPTION**

The property is in excellent condition having been completely refitted in 2014 and offers a true turnkey operation. The current layout is focused on 'grab and go' with the ground floor consisting of a large servery counter, seating at the front for 12 covers and a further 6 covers externally. There is a small store room and WC at the rear and the basement consists of a fully fitted kitchen.

## LEASE

Available by way of an assignment of the existing 15 year lease due to expire in September 2029 at a rent of only £20,000 pax and subject to five yearly reviews, the next due in 2019. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

## LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 10am to 11pm and a provision for late night refreshment between 11pm and 1230 throughout the week.

## PREMIUM

Offers invited for the benefit of the lease, license, goodwill and fixed fixtures and fittings. Loose fixtures and fittings can be purchased by separate negotiation.

## ACCOMMODATION

The property has the following approximate floor areas:

Ground	-	650 sq ft / 60 sq mt
Basement	-	300 sq ft / 28 sq mt
TOTAL	-	950 sq ft / 88 sq mt

## BUSINESS RATES

Rateable value £22,042

UBR (2017/18) 46.6

Rates payable £10,271

## VIEWING

**STRICTLY CONFIDENTIAL - STAFF UNAWARE.**

By appointment only through sole agents:

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