



**CONFIDENTIAL**

**WELL FITTED A3 CAFÉ LEASE FOR SALE**

**NORTHCOTE ROAD SW11**

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**A3 use granted -- Planning to extend to 1,086 sq ft**

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**LOCATION**

The property is located on the highly desirable Northcote Road close its junction with Kelmscot Road. Northcote Road offers 7-day trade and is known to be one of the busiest and most desirable restaurant and bar circuits in South West London. Nearby operators Macellaio, The Drafthouse, Made In Italy, Numero Uno, The Bolingbroke and numerous retailers including Cath Kidston, Sweaty Betty and Jojo Maman Bebe. Clapham Junction and Wandsworth Common stations are within a 15-minute walk.

**DESCRIPTION**

The 600 sq ft property is arranged over the ground floor only and has recently been granted planning permission for A3 use and to extend the ground floor to 1,086 sq ft.

**BUSINESS RATES**

Rateable Value £28,540  
Rates payable £13,299

**LEASE**

Available by way of an assignment of a 20 year lease due to expire in December 2031 at a rent of £32,000 pax subject to four yearly reviews, the next due in December 2019. It is our understanding that the lease is contracted inside the L&T Act 1954.

**LICENSE**

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 8am to midnight on Sundays and 11am to midnight the rest of the week. A copy of the license is available on request.

**PREMIUM**

Offers invited

**FURTHER DETAILS**

Please contact sole agents:

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