

## PARSONS GREEN, SW6

### CAFÉ / RESTAURANT LEASE FOR SALE

- A3 use
- Extraction
- High standard fit out
- Low rent of only £25,500
- Premises license
- Turnkey opportunity
- Premium on application



#### DESCRIPTION

The property is in excellent condition and offers a true turnkey operation having been completely refitted in 2015 at a cost in excess of £350,000

#### ACCOMMODATION

The property is arranged over the ground and basement with approximately 34 covers on the ground floor (with scope to increase), a fully fitted kitchen to the rear and storage in the basement. Approximate floor areas:

Ground	-	893 sq ft / 82 sq mt
Basement	-	102 sq ft / 9.5 sq mt
TOTAL	-	995 sq ft / 92 sq mt

#### LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 11am to 10pm throughout the week. A copy of the license is available on request.

#### LEASE

Available by way of an assignment of the existing 15 year lease due to expire in February 2029 at a rent of only £25,500 pax and subject to five yearly reviews, the next due in February 2019. It is our understanding that the lease allows for tenant only break clauses at each review and is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

#### BUSINESS RATES

Rateable value £25,583  
UBR (2017/18) 46.6  
Rates payable £11,921

#### VIEWING

By appointment only through sole agents:

Marc Rogers  
07816764653  
[www.mkrproperty.co.uk](http://www.mkrproperty.co.uk)  
[marc@mkproperty.co.uk](mailto:marc@mkproperty.co.uk)

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