



CONFIDENTIAL – STAFF UNAWARE

FULLY FITTED RESTAURANT & BAR LEASE FOR SALE

New Kings Road, SW6

A3 use with extraction
Renewable lease expiring 2032
License allowing sale of alcohol without food
Prominent corner site in the heart of Parsons Green

LOCATION

Located on New Kings Road in Parsons Green, within 200 meters of Parsons Green Tube Station (District Line). Parsons Green is an affluent and desirable area offering 7-day trade with nearby operators including Hally's, Duke on The Green, The White Horse, Cote Brasserie, Amuse Bouche, Megans and Little Waitrose.

ACCOMMODATION

The property is arranged over the ground floor only measuring approximately 1360 sq ft

LEASE

Available by way of an assignment of the existing 15 year lease due to expire in March 2032 at a rent of £53,500 pax rising to £55,000 in March 2020. The lease is subject to five yearly reviews, the next due in March 2022. 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 from 10am to midnight Monday to Saturday and from noon to 11:30pm on Sundays. It is our understanding that the license allows the sale of alcohol without food. A copy of the license is available on request.

PREMIUM

Offers invited for the benefit of the lease, valuable license, goodwill and all fixtures and fittings.

BUSINESS RATES

Rates payable £19,146

FURTHER DETAILS ON APPLICATION

Marc Rogers www.mkrproperty.co.uk
07816764653 marc@mkproperty.co.uk