



**CONFIDENTIAL – STAFF UNAWARE**  
**FULLY FITTED RESTAURANT LEASE FOR SALE**

**Wandsworth Bridge Road, SW6**

---

**A3 use with extraction**  
**Large external terrace**  
**Low rent of only £29,000**  
**Ideal trading location within Wandsworth Bridge Road**

---

**LOCATION**

Located on Wandsworth Bridge Road within 0.6 miles of Parsons Green and Fulham Broadway (District Line) and Imperial Wharf (Overground). The area boasts a mix of quality independent and national retailers including Joe's Brasserie, Randalls Butchers, Thaiphon, Café Nero and numerous interiors shops.

**ACCOMMODATION**

The restaurant trades over the ground floor only with circa 36 covers internally and a further 16 externally. There is a bar area, wc's and storage also at ground level with a fitted kitchen in the basement.

**LEASE**

Available by way of an assignment of the existing 16 year lease due to expire in May 2022 at a rent of £29,000 pax. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54. We have been informed that the landlord would consider offering a new lease.

**LICENSE**

We are advised that the premises license permits the sale by retail of alcohol On & OFF the premises from 10am to 11pm Monday to Saturday and from noon to 10:30pm on Sundays. It is our understanding that the license allows the sale of alcohol without food until 1030, thereafter it is should be sold with a table meal. 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 £11,728

**FURTHER DETAILS ON APPLICATION**

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