

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



**Bistro, 28 Parsons Green Lane, Fulham, SW6 4HS**

- 
- A3 use with extraction
  - High standard fit out
  - Low rent of only £25,500
  - Premium on application
- 

**LOCATION**

Located on Parsons Green Lane within 350 ft of Parsons Green Tube Station (District Line). Parsons Green Lane links New Kings Road and Fulham Road and offers 7-day trade with nearby operators including Cote Brasserie, Amuse Bouche, Le Pain Quotidien, The White Horse and Little Waitrose.



## 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 to include; a state of art commercial kitchen, upgrade to 3 phase electrics, structural works to open up and cover the courtyard including retractable soundproofing / sun shade, complete rewiring / replumbing / soundproofing, new Chillerbox & Lupi kitchen equipment.

## 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

## 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.

## 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.

## 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.

## BUSINESS RATES

Rateable value £25,583

UBR (2017/18) 46.6

Rates payable £11,921

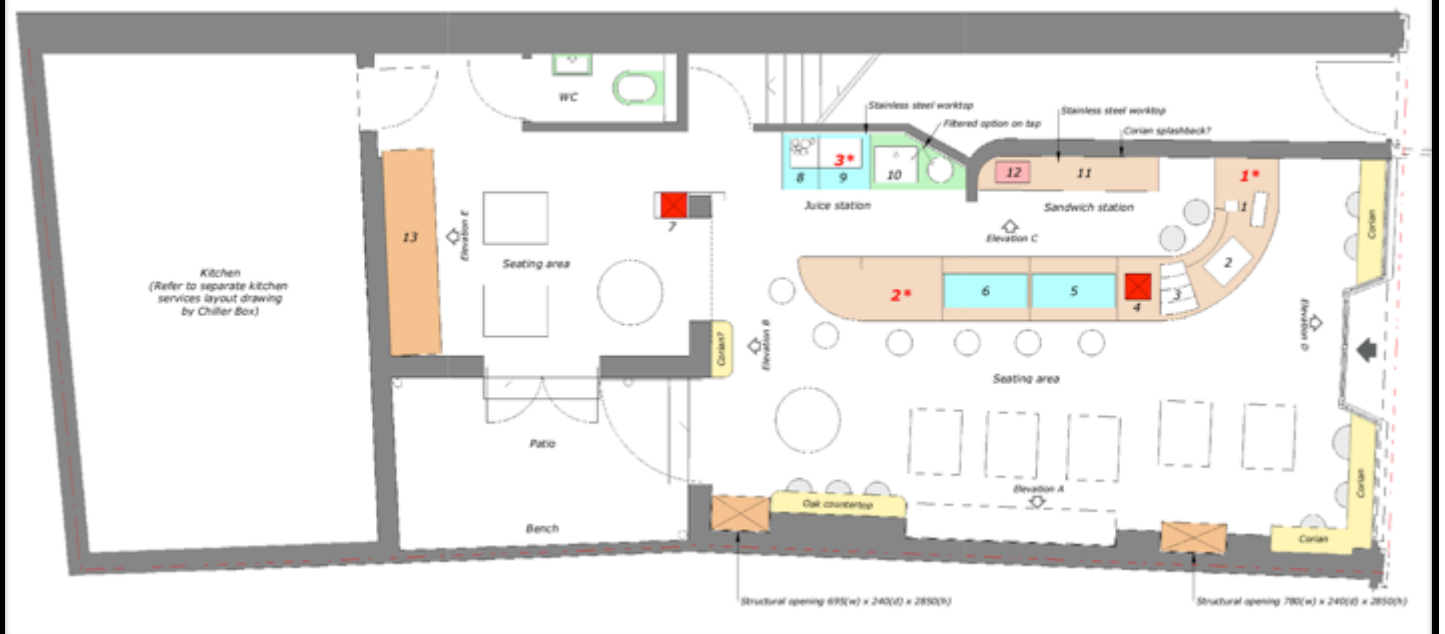
## VIEWING

By appointment only through sole agents:

**STRICTLY CONFIDENTIAL - STAFF UNAWARE**

Marc Rogers [www.mkrproperty.co.uk](http://www.mkrproperty.co.uk)

07816764653 [marc@mkrproperty.co.uk](mailto:marc@mkrproperty.co.uk)





**MKR**  
PROPERTY

