

A3 RESTAURANT LEASE FOR SALE

24 Jerdan Place, Fulham, London, SW6 1BH



LOCATION

Located on Jerdan Place just off the Fulham Road and ½ a mile from Stamford Bridge Stadium (Chelsea). The immediate area offers 7-day trade with nearby operators including Cote Brasserie, Shot Espresso, Vagabond Wines, Waitrose, GDK, Whole Foods Market & Market Halls (Butchies, Made of Dough, Ahi Poke and more)

The area is well serviced by numerous bus routes and Fulham Broadway Underground Station (District Line) which is within ¼ of a mile of the property.

DESCRIPTION

The property is in excellent condition having refurbished within the last 12 months and offers a true turnkey operation. The current layout is focused on 'grab and go' with the ground floor consisting of a large servery counter, seating at the front for 12 covers and a further 6 covers externally. There is a small store room and WC at the rear and the basement consists of a fully fitted kitchen.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground	-	650 sq ft / 60 sq mt
Basement	-	300 sq ft / 28 sq mt
TOTAL	-	950 sq ft / 88 sq mt

LEASE

Available by way of an assignment of the existing 15 year lease due to expire in September 2029 at a rent of only £20,000 pax and subject to five yearly reviews, the next due in 2019. 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 ON & OFF the premises from 10am to 11pm and a provision for late night refreshment between 11pm and 1230 throughout the week. Full license details are available on the Hammersmith & Fulham website - Ref 2018/01163/LAPR

PREMIUM

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

BUSINESS RATES

Rateable value £22,000 / UBR (2019/20) 49.1 / Rates payable £10,802



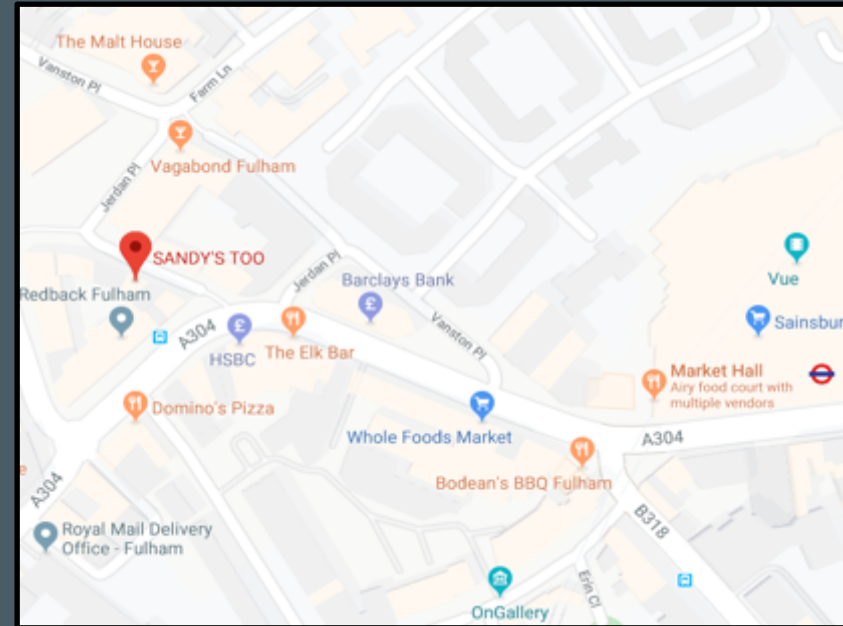
VIEWING

By appointment through:

Marc Rogers
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MKR
PROPERTY



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