



CONFIDENTIAL – STAFF UNAWARE

**FITTED A1 LEASE FOR SALE
HILDRETH STREET, BALHAM, LONDON, SW12**

LOCATION

Located on the desirable pedestrianised Hildreth Street in the heart of Balham. Nearby operators include Milk, Pho, Franco Manca, Arlo's, Megans, TK Maxx and Waitrose. Balham tube and overground stations are within a 3 minute walk.

ACCOMMODATION

The property is arranged over the ground floor only measuring approximately 420 sq ft. The property also benefits from outside seating for approximately 12 covers.

LEASE

Available by way of an assignment of the existing 10 year lease due to expire in June 2024 at a rent of £20,000 pax. The lease is subject to five yearly reviews. 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 11am to 10pm Monday to Saturday and until 9pm 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, license, goodwill and all fixtures and fittings.

BUSINESS RATES

Rates payable £7,856 (interested parties are advised to confirm this figure with the local authority)

FURTHER DETAILS ON APPLICATION -

Marc Rogers

marc@mkrproperty.co.uk

07816764653

www.mkrproperty.co.uk