

CONFIDENTIAL – STAFF UNAWARE

**FITTED RESTAURANT LEASE FOR SALE
OLD YORK ROAD, WANDSWORTH, LONDON, SW18**

LOCATION

Located on Old York Road in the vicinity of Gails, Backyard Cinema, Pizza Express, Cleavers and Konnigans. Wandsworth Town overground station is within a one minute walk.

ACCOMMODATION

The property is arranged as follows:

Basement	364 sq ft / 33.8 sq mt
Ground	816 sq ft / 75.8 sq mt
First	316 sq ft / 29.35 sq mt

LEASE

Available by way of an assignment of the existing 20 year lease due to expire on the 24th December 2035. The lease is subject to five yearly reviews with tenant options to break on the 24th December 2020 and 2025. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

RENT

The passing rent is fixed at an initial rate of £30,000 pax until 24th December 2020 and then increases to £32,000 pax until 24th December 2025.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 10am to midnight throughout the week. 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 £14,852 – Note this does not include any retail discount (interested parties are advised to confirm this figure with the local authority)

FURTHER DETAILS ON APPLICATION -

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