

A3 RESTAURANT LEASE FOR SALE

47 Northcote Road, London, SW11 1NJ



LOCATION

Well located in the heart of the desirable Northcote Road close to its junction with Battersea Rise. Northcote Road offers 7-day trade and is known to be one of the busiest and most desirable bar and restaurant circuits in SW London. Nearby operators include Rosa's Thai, MeatLiquor, Franco Manca, Archer Street, Northcote Records and Vagabond. Clapham Junction overground Station is within five minutes walk.

DESCRIPTION

On the market for only the second time since 2003, these premises underwent a complete refit in October 2017 and present an excellent opportunity for an incoming operator. The restaurant trades over the ground floor only with 54 covers internally and 12 on the external terrace. The ground floor also consists of a bar, fully fitted commercial kitchen with full extraction and wc's. There is valuable storage space in the basement.

ACCOMMODATION

The property comprises the following approximate floor areas:

Basement	-	382 sq ft / 35.48 sq mt
Ground	-	1,082 sq ft / 100.5 sq mt
Terrace	-	150 sq ft / 13.9 sq mt
TOTAL	-	1,614 sq ft / 150 sq mt

BUSINESS RATES

Rateable value - £46,250

Rates payable (from April 2021) - £23,078

Interested parties are to make their own enquiries with the Local Authority

RENT

£67,500 pax

LEASE

Available by way of an assignment of the existing 15-year lease due to expire on the 1st April 2027. The lease is subject to 5 yearly reviews with the next in 2022. 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 midnight Monday-Saturday and from noon-1130pm 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, valuable license and all fixtures and fittings.

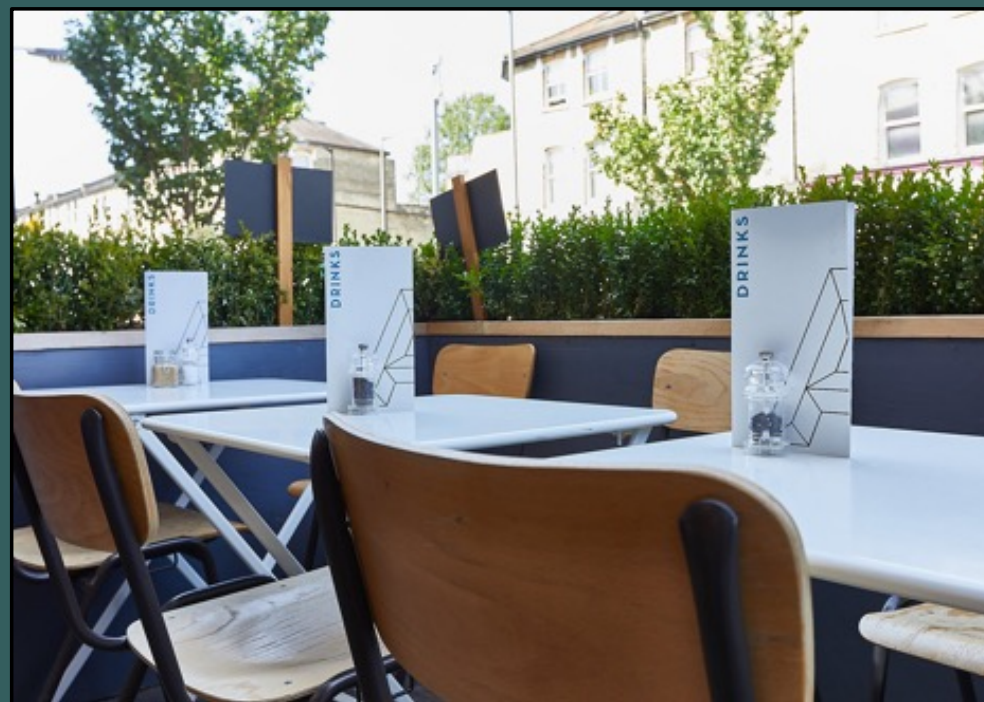
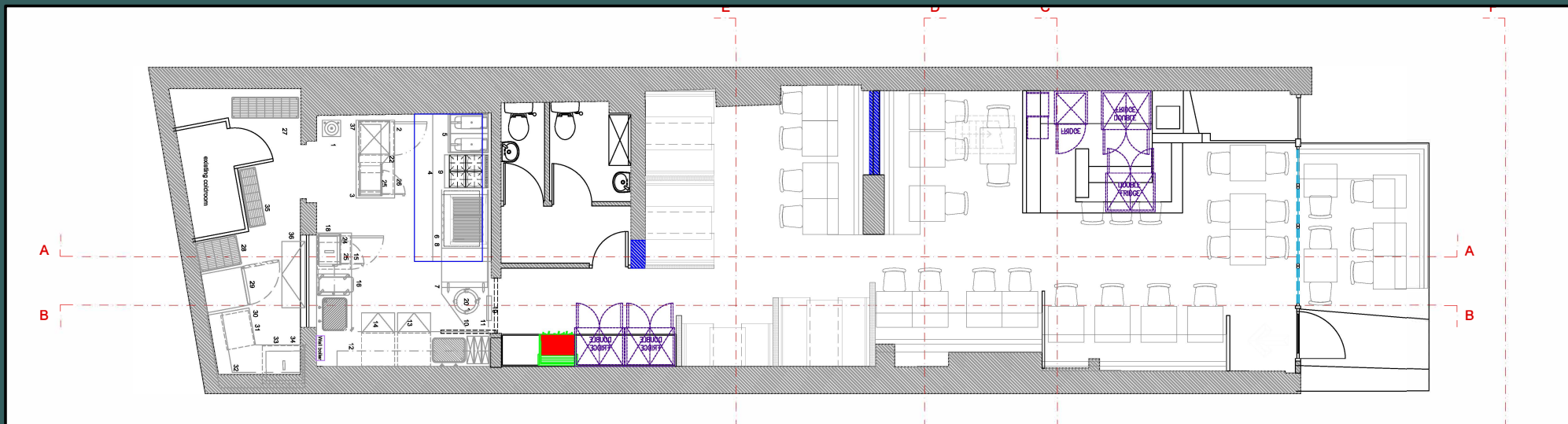
VIEWING

By appointment through:

Marc Rogers
07816 764653
marc@mkproperty.co.uk
<http://www.mkproperty.co.uk>

MKR
PROPERTY





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