

A3 RESTAURANT FOR SALE

1 Ramsden Road, Balham, London, SW12 8QX



LOCATION

Well located within Balham just off The High Road and in close proximity to Bedford Hill and Hildreth Street. Nearby operators include Milk, Balham Bowls Club, Franco Manca, Pho and The Cyclist. Balham Underground and Overground Station are within a few minutes walk.

DESCRIPTION

The premises are arranged over the ground and basement levels with circa 28 covers on the ground floor, a further 16 on the external terrace and circa 40 in the basement. The ground floor also benefits from a fully fitted commercial kitchen with full extraction. There is an additional prep kitchen, stores and wc's in the basement.

ACCOMMODATION

The property comprises the following approximate floor areas:

Basement	-	735 sq ft / 68.2 sq mt
Ground	-	580 sq ft / 53.8 sq mt
Terrace	-	180 sq ft / 16.7 sq mt
TOTAL	-	1,495 sq ft / 138 sq mt

RENT

Low rent of only £24,500 pax until 24th February 2024.

BUSINESS RATES

Rateable value of £18,074.

LEASE

Available by way of an assignment of the existing 20-year lease due to expire on the 24th February 2024. 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 midnight throughout the week. It is our understanding that the license allows the sale of alcohol without food with no restrictions on vertical drinking or waiter or waitress service only. 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.

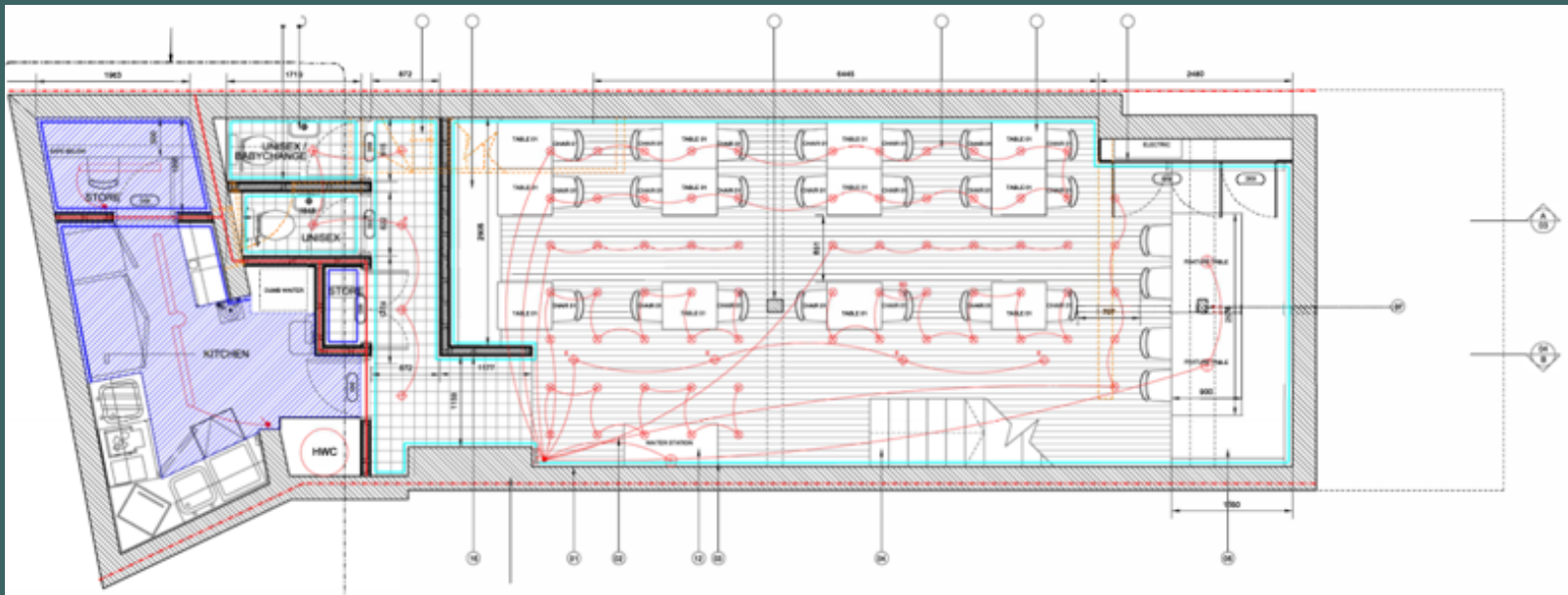
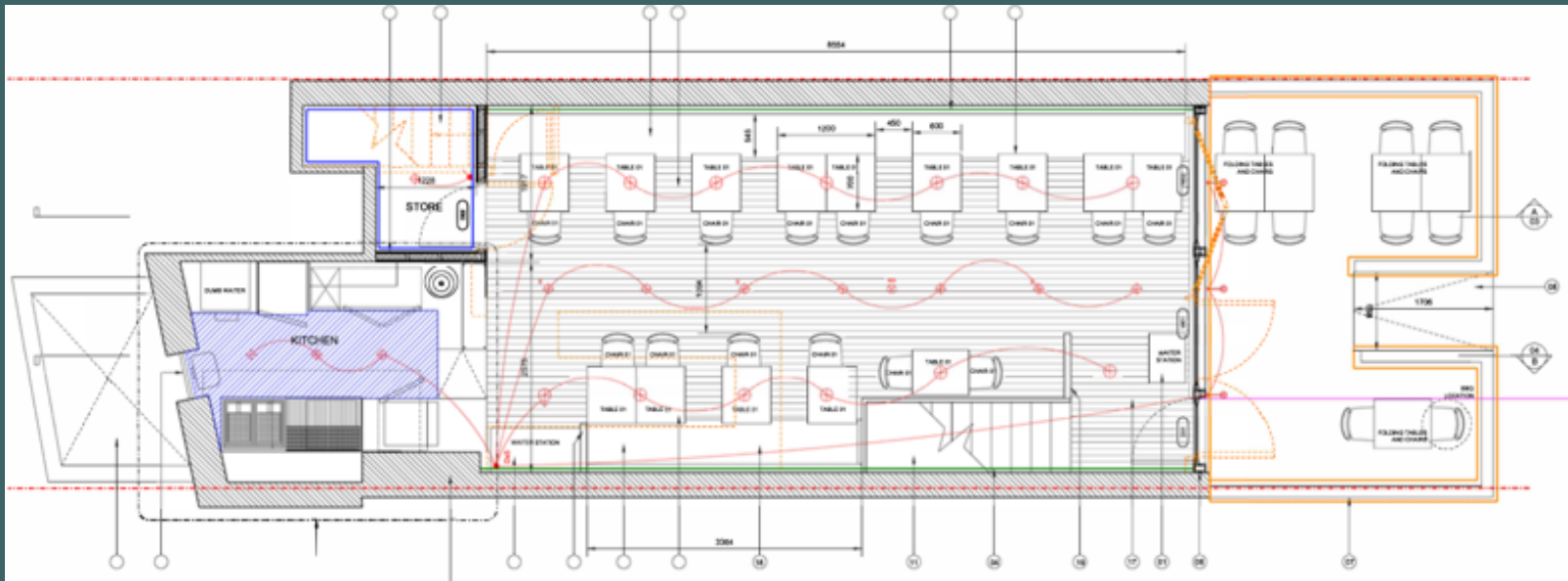
VIEWING

By appointment through:

Marc Rogers
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<http://www.mkrproperty.co.uk>







PLEASE NOTE THESE ARE NOT THE EXACT AS BUILT DRAWINGS

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