

CONFIDENTIAL

RESTAURANT LEASE FOR SALE

Old York Road, SW18 1TF



LOCATION

Located in the vicinity of Gails, Zia Lucia, Konnigans, Megans. Bayley & Sage and The Alma. Wandsworth Town over ground station is within a one minute walk.

DESCRIPTION

The fitted restaurant is arranged over the ground and basement floors, the ground floor comprises circa 34-40 covers. The basement kitchen has full extraction and benefits from a dumbwaiter installed in 2018, gas, three phase electrics and full kitchen extraction.

ACCOMMODATION

The property comprises the following approximate floor areas:

Basement - 255 sq ft / 23.6 sq mt
Ground - 525 sq ft / 48.7 sq mt
TOTAL - 780 sq ft / 72.3 sq mt

RENT

£25,000 pax

PREMIUM

On Application

LEASE

Available by way of an assignment of the existing 10 year lease due to expire in October 2023. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54 and that a new lease or lease extension can be agreed.

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 to 2330 on Sundays. A copy of the license is available on request.

BUSINESS RATES

Circa £9,980 (excluding the 66% reduction up until 1st April 2022.)

VIEWING

By appointment through:

Marc Rogers

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CONFIDENTIAL – FURTHER DETAILS ON APPLICATION

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment