

RESTAURANT LEASE FOR SALE
513 Old York Road, SW18 1TF



LOCATION

Located on Old York Road in the vicinity of Gails, Zia Lucia, Konnigans, Megans, Bayley & Sage and The Alma. The Ram Brewery development is within a 5 minute walk (Backyard Cinema, Sambrook's Brewery & Story Coffee). Wandsworth Town over ground station is within a one minute walk with regular trains to London Waterloo in 15 mins.

[Street View](#)

DESCRIPTION

The fitted restaurant is arranged over the ground and basement floors. The ground floor comprises circa 34-40 covers, male and female wc's and a dry stores. The basement consists of a kitchen with full extraction and a staff wc. The property also 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

Offers in excess of £65,000.

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

We are advised by the VOA that the property has a rateable value of £20,000 with rates payable of £9,980 (excluding the 66% reduction up until 1st April 2022.)

VIEWING

By appointment through:

Marc Rogers

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STAFF UNAWARE & NOT TO BE APPROACHED



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