

# CONFIDENTIAL

## FULLY FITTED RESTAURANT LEASE FOR SALE

# CANARY WHARF



### LOCATION

Prominent mall location in the vicinity of Wasabi, Marugame Udon, Greggs & German Doner Kebab. The Canary Wharf DLR is located very close to the unit (11 minutes to Bank DLR).

### DESCRIPTION

The fully fitted restaurant has been fitted out from shell condition in the past two years.

### ACCOMMODATION

The property comprises the following approximate floor areas:

Ground - circa 1,900 sq ft

### LEASE

Assignment of the existing lease with 10+ years unexpired. The lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

### RENT

Circa £100,000 or a percentage of turnover (higher of)

### PREMIUM

Offers invited

### RATES PAYABLE

£40,448

### LICENSE

We are advised that the premises license permits the sale of alcohol on and off site Monday - Sunday 10.00am - 10pm. A copy of the license is available on request.

### VIEWING

By appointment through:

Marc Rogers

07816 764653

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### FURTHER DETAILS ON APPLICATION