

CONFIDENTIAL

FULLY FITTED RESTAURANT LEASE FOR SALE

BALHAM, SW12



LOCATION

Located in a high footfall and prominent location close to Balham Tube & overground station. Nearby operators include Joe & The Juice, Planet Organic, Franco Manca, Yard Sale, Heidi, The Exhibit and Pho.

DESCRIPTION

The double fronted restaurant has recently undergone a refurbishment and is available over the ground floor only comprising circa 44 covers, a fitted kitchen with full kitchen extract and rear access for deliveries

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground - 800 sq ft / 74.3 sq mt

LEASE

Available by way of an assignment of the existing lease expiring in December 2033. The lease is subject to 4 yearly rent review with the next review in December 2023. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

RENT

£30,000 pax

PREMIUM

On application

LICENSE

We are advised that the premises license permits the sale of alcohol on and off premises from 10am - 10:30pm everyday. A copy of the license is available on request.

BUSINESS RATES

Rateable Value (from April 2023) - £21,000

UBR - 0.499

Rates Payable - £10,479

Interested parties are advised to make their own enquiries to verify the business rates

FURTHER DETAILS

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