

CONFIDENTIAL - STAFF UNAWARE

FULLY FITTED RESTAURANT LEASE FOR SALE

**2 Bubbling Well Square, Ram Quarter, Wandsworth,  
London, SW18 1UQ**





**MKR**  
PROPERTY

## LOCATION

The Ram Quarter sits between Southside Shopping Centre and Old York Road (Konningan's, Megans, Zia Lucia, The Alma etc). Wandsworth Town Station is 0.4 miles away with regular direct services to London Waterloo in 13 minutes. Other nearby operators include Backyard Cinema, Boom Battle Bar, Story Coffee, Sam Brooks Brewery and Strike Bowling.

## DESCRIPTION

The stunning characterful restaurant was meticulously designed and fitted out from shell condition in 2019 at significant cost and boasts a fully fitted professionally designed kitchen with top of the range appliances, full kitchen extract and high quality furniture and furnishings throughout. It currently trades from the ground floor only with circa 40 covers (in a fine dining format). However, this could easily be increased to circa 50 covers on ground and 20 on the mezzanine. There are an additional 20 covers on the terrace overlooking the site of the former Ram Brewery which dates back to 1550.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor 1,279 sq ft

Mezzanine – 1,031 sq ft (kitchen and trading)

External seating – 456 sq ft

## LEASE

Available by way of an assignment of the existing 20 year lease from 2019 with a tenant only option to break in the 15th year. It is our understanding that the lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

## RENT

£75,000 pax

## SERVICE CHARGE

Circa £15,000 per annum to include rubbish collection, security, window cleaning etc

## PREMIUM

On application

## LICENSE

We are advised that the premises license permits the sale of alcohol on and off premises from 7AM - midnight throughout the week. **The License allows the sale of alcohol without food after 10am.** A copy of the license is available on request.

## BUSINESS RATES

Rateable Value (from April 2023) - £51,500

UBR - 0.512

Rates Payable - £26,368

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

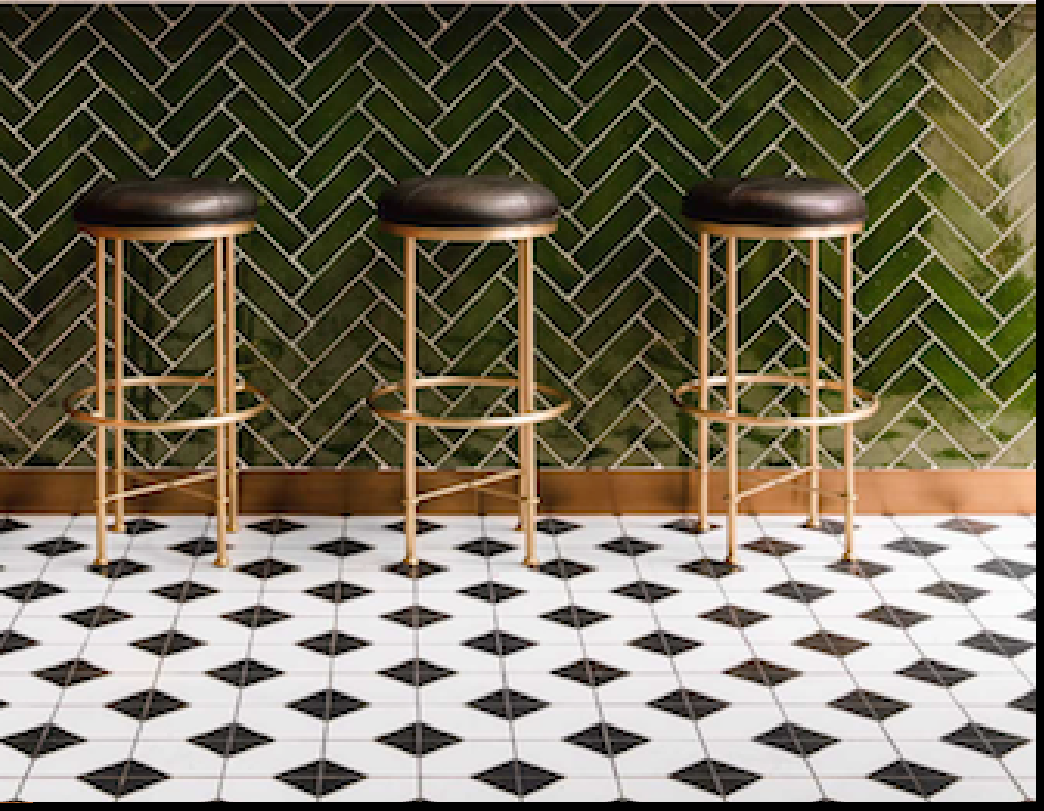
## FURTHER DETAILS

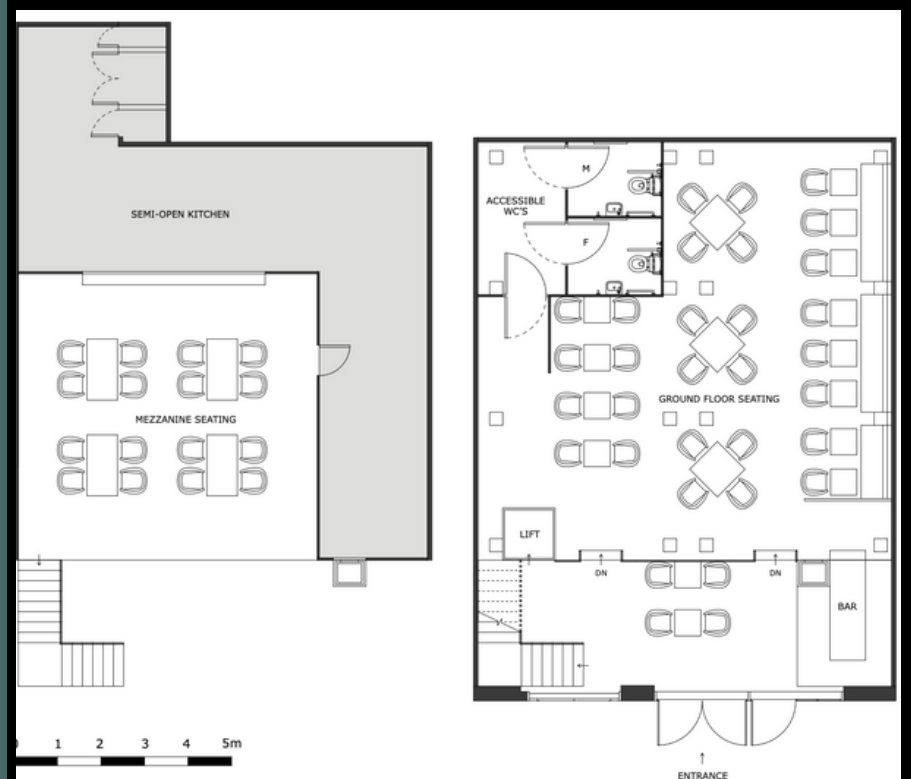
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