

CONFIDENTIAL - STAFF UNAWARE

FULLY FITTED RESTAURANT & BAR LEASE FOR SALE

Balham, London, SW12



LOCATION

The property is located in the heart of this affluent South West London suburb and in the immediate vicinity of Balham station offering excellent transport links via the Underground (Northern Line) and Overground stations (Zone 3). Nearby operators include Joe & The Juice, Pho, Franco Manca, Hache, Pizza Express and Megans

DESCRIPTION

The property is arranged over the ground and mezzanine only. The ground floor seats approximately 40 covers with 2 WC's at the rear and bifold doors opening onto Station Road at the front. There are circa 35 covers on the mezzanine with a large open plan kitchen with wash up / storage at the rear. The site is fully fitted and the premium includes 5 x 'By The Glass' wine dispensers which cost £10,000 each when new, high quality light fittings, all artwork & a fully fitted kitchen with a walk in fridge rational and claygrill / parilla from The Clay Oven Company.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor- 647 sq ft/ 60 sq m

Mezzanine – 387sq ft / 36 sq m

Total – 1,034 sq ft/ 96 sq m

LEASE

Available by way of an assignment of the existing renewable lease at a passing rent of £40,000 pax. A new lease is available subject to negotiation with the landlord.

RENT

Terms of new lease to be agreed.

PREMIUM

On application

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10 am to 2300 Monday to Saturday and from noon to 2230 on Sundays. **The license allows the sale of alcohol without food.** A copy of the license is available on request.

BUSINESS RATES

Rateable Value (from April 2023) - £17,750

UBR - 0.499

Rates Payable - £8,857

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

FURTHER DETAILS

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