

CONFIDENTIAL - STAFF UNAWARE
FULLY FITTED RESTAURANT LEASE FOR SALE
5-6 BALHAM STATION ROAD, LONDON, SW12 9SG





LOCATION

Located in a high footfall and prominent location directly opposite Balham Tube & overground station. Nearby operators include Joe & The Juice, Planet Organic, Hopper Coffee, Franco Manca, Yard Sale, Tapajax, The Exhibit and Pho.

DESCRIPTION

The double fronted restaurant has recently undergone a complete refurbishment and is arranged over the ground floor only comprising circa 44 covers. The restaurant also benefits from a fitted kitchen with full kitchen extract.

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 2027. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

RENT

£37,500 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

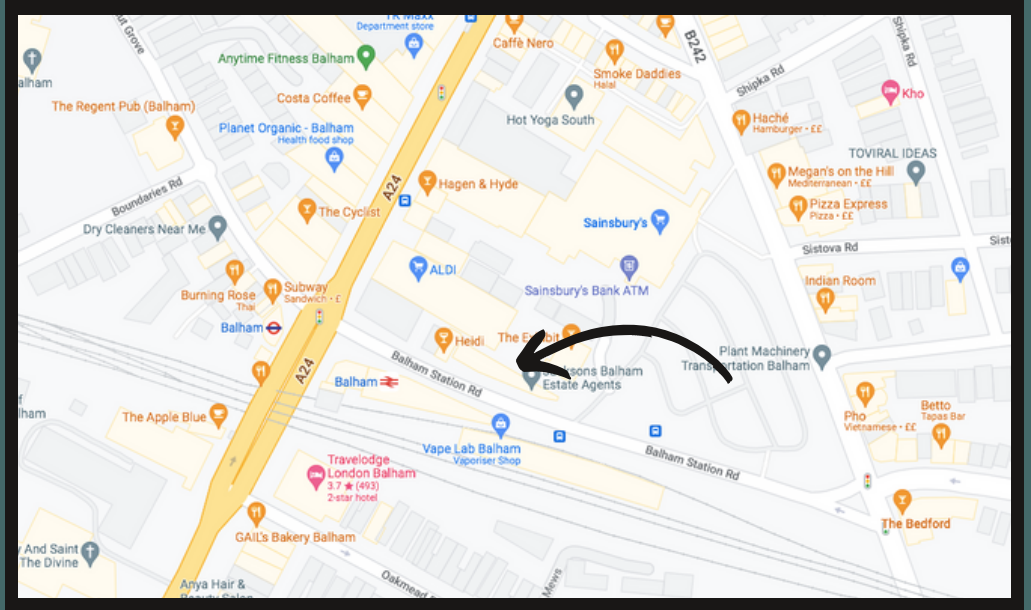
FURTHER DETAILS

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