



CONFIDENTIAL – STAFF UNAWARE **FULLY FITTED RESTAURANT LEASE FOR SALE**

Wandsworth Bridge Road, SW6

A3 use with extraction
Large external terrace
Low rent of only £29,000
Ideal trading location within Wandsworth Bridge Road

LOCATION

Located on Wandsworth Bridge Road within 0.6 miles of Parsons Green and Fulham Broadway (District Line) and Imperial Wharf (Overground). The area boasts a mix of quality independent and national retailers including Joe's Brasserie, Randalls Butchers, Thaiphooon, Café Nero and numerous interiors shops.

ACCOMMODATION

The restaurant trades over the ground floor only with circa 36 covers internally and a further 16 externally. There is a bar area, wc's and storage also at ground level with a fitted kitchen in the basement.

LEASE

Available by way of an assignment of the existing 16 year lease due to expire in May 2022 at a rent of £29,000 pax. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54. We have been informed that the landlord would consider offering a new lease.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol On & OFF the premises from 10am to 11pm Monday to Saturday and from noon to 10:30pm on Sundays. It is our understanding that the license allows the sale of alcohol without food until 1030, thereafter it should be sold with a table meal. A copy of the license is available on request.

PREMIUM

Offers invited for the benefit of the lease, valuable license, goodwill and all fixtures and fittings.

BUSINESS RATES

Rates payable £11,728

FURTHER DETAILS ON APPLICATION

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