

A3 RESTAURANT LEASE FOR SALE



343 Fulham Road, London, SW10 9TW

Affluent area
Whole building
Renewable lease

Premises License, gas, three phase electrics & extraction in place

LOCATION

The subject property is located in the heart of Chelsea in an ideal trading location within the Fulham Road. Chelsea and Westminster Hospital is 100 mts away whilst other nearby operators include Gails (next door), Sophies Steak House, Hache, Pret A Manger and Cineworld. Cote Brasserie have also secured the former Carluccio's.

DESCRIPTION

The property is arranged over the basement, ground and first floors. In its existing format the property is set out to trade over the ground floor with the kitchen on first and wc's and store rooms in the basement. There is however scope to trade part of the first floor. Full extract, three phase electrics and gas are also in place. Loose fixtures and fittings have been removed and the property has now ceased trading.

FLOOR AREAS (APPROXIMATE)

Basement	-	184 sq ft / 17.1 sq mt
Ground	-	629 sq ft / 58.4 sq mt
First	-	262 sq ft / 24.3 sq mt
TOTAL	-	1075 sq ft / 99.8 sq mt

LEASE

Available by way of an assignment of the existing 20 year lease due to expire on the 7th March 2024 at a rent of £56,000 pax. The lease is subject to five yearly reviews. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol On & Off the premises from 10am to midnight Monday to Saturday and from noon to 11:30pm on Sundays. A copy of the license is available on request.

PREMIUM

Offers invited for the benefit of the lease, license and fixed fixtures and fittings.

BUSINESS RATES

Rateable value £51,584

UBR (2019/20) 50.4

Rates payable £25,998

VIEWING

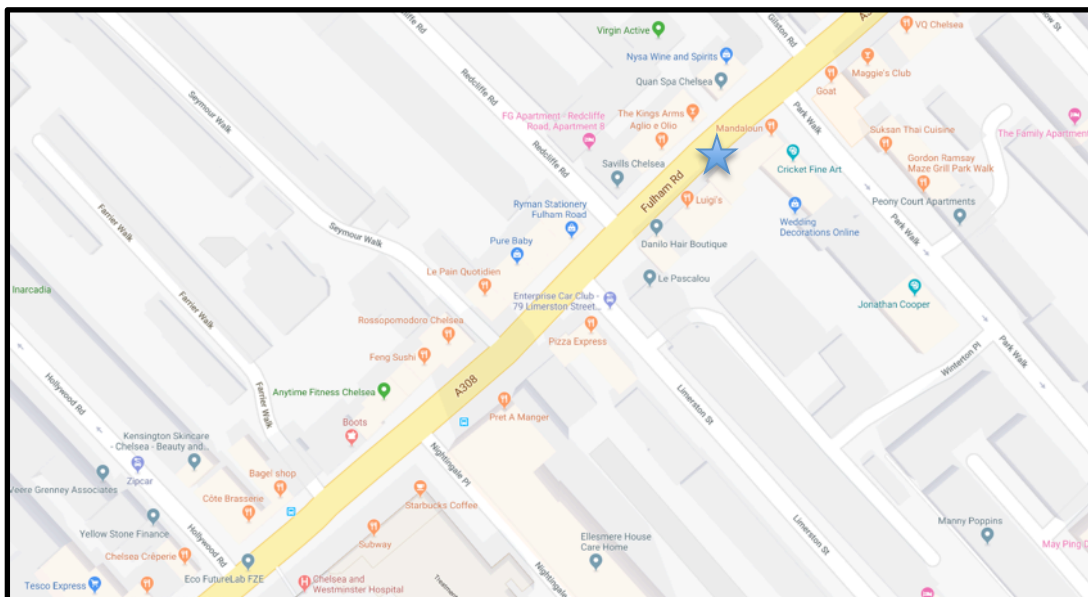
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