

212 FULHAM ROAD
LONDON
SW10 9PJ

CONFIDENTIALLY AVAILABLE
EXCELLENT A3 RESTAURANT PREMISES
LEASE FOR SALE



LOCATION

The premises are situated on the corner of Fulham Road and Seymour Walk close to numerous multiple retailers and restaurants including Pret a Manger, Starbucks, Rossopomodoro, Bagel Bakery, Boots Chemist, Pizza Express and Carluccio's.

LEASE

The premises are held on an effectively full repairing and insuring lease due to expire 24 March 2035 subject to rent reviews in March 2020, 2025 and 2030. The lease is contracted inside the Landlord & Tenant Act 1954.

RENT

£110,000 per annum exclusive.

PREMIUM

Upon application.

SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Each party is to be responsible for it's own legal costs incurred in the transaction.

LICENSING

The premises benefit from an exisiting premises license that allows the sale of alcohol.

Monday - Thursday	10.00 - 24.00
Friday	10.00 - 01.00
Sunday	10.00 - 00.30

ACCOMMODATION

The accomodation are arranged on ground and basement.

Ground Floor	970 sq ft	90 sq m
Basement	1280 sq ft	119 sq m

RATES

Rateable Value		£96,500
UBR 2018/19		51.3 p in the £
Rates Payable 2018/19		£49,504.50

Transitional relief has not yet been applied therefore interested parties are advised to verify these figures by contacting the local authority, London Borough of Kensington & Chelsea 0207 927 5464.

EPC

An EPC will be made available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

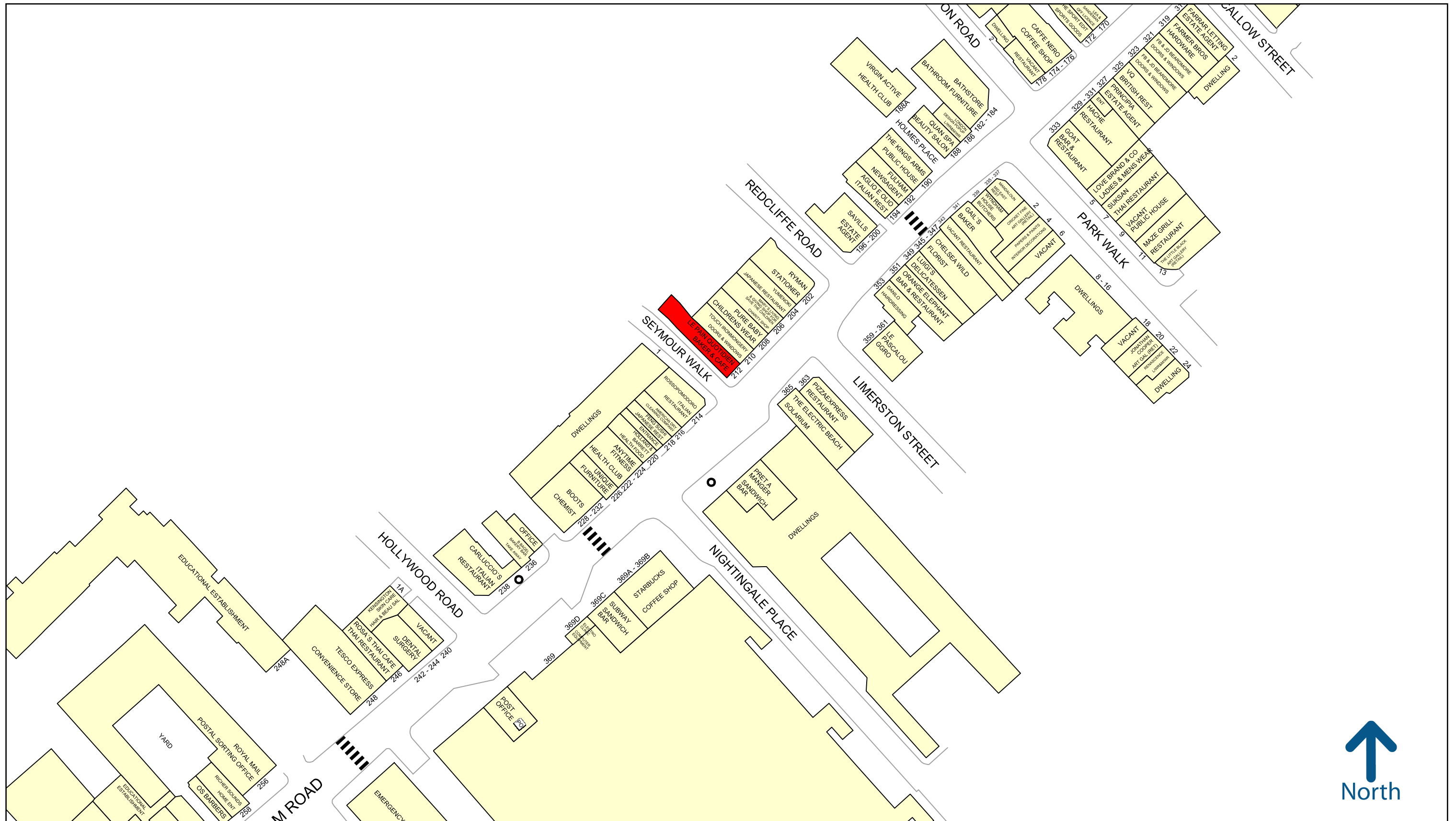
Strictly by appointment through the assignor's sole agents as staff are unaware of the impending sale.

CONTACTS

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50 metres

Experian Goad Plan Created: 20/03/2018
Created By: Stephen Kane and Co



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