

7 CHESTNUT GROVE BALHAM LONDON SW12 8JA

CONFIDENTIALLY AVAILABLE
LEASE FOR SALE
EXCELLENT A3 RESTAURANT PREMISES
FULLY FITTED WITH EXTRACTION



LOCATION

The premises are situated on Chestnut Grove adjacent to Brother Marcus and within close proximity to Balham Tube Station, Subway, Santander, Holland & Barrett, Aldi, Boots, Sainsbury's and Costa together with a number of other well-established retailers and restaurants.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 16 years from 27 July 2006. There is a reversionary lease in place held on an effectively full repairing and insuring basis for a term from 27 July 2022 to 22 March 2035 subject to rent reviews effective from July 2023, 2027 and 2031.

RENT

£45,000 pax

PREMIUM

Offers invited.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

LICENSING

The premises benefit from an existing premises license which allows the sale of alcohol:

Monday-Saturday	08:00-23:00
Sunday	08:00-22:30

VAT

Vat will be charged at the appropriate rate, if applicable.

ACCOMMODATION

The premises are arranged as follows:

Gross Frontage	17 ft 11 ins	5.46 m
Ground Floor	1,133 sq ft	105.17 sq m

RATES

Rateable Value		£39,750
UBR 2018/19		48p in the £
Rates Payable 2018/19		£19,080

Interested parties are advised to verify these figures by contacting the local authority, Wandsworth Borough Council, 020 8871 6000.

EPC

An a EPC will be made available upon request.

VIEWING

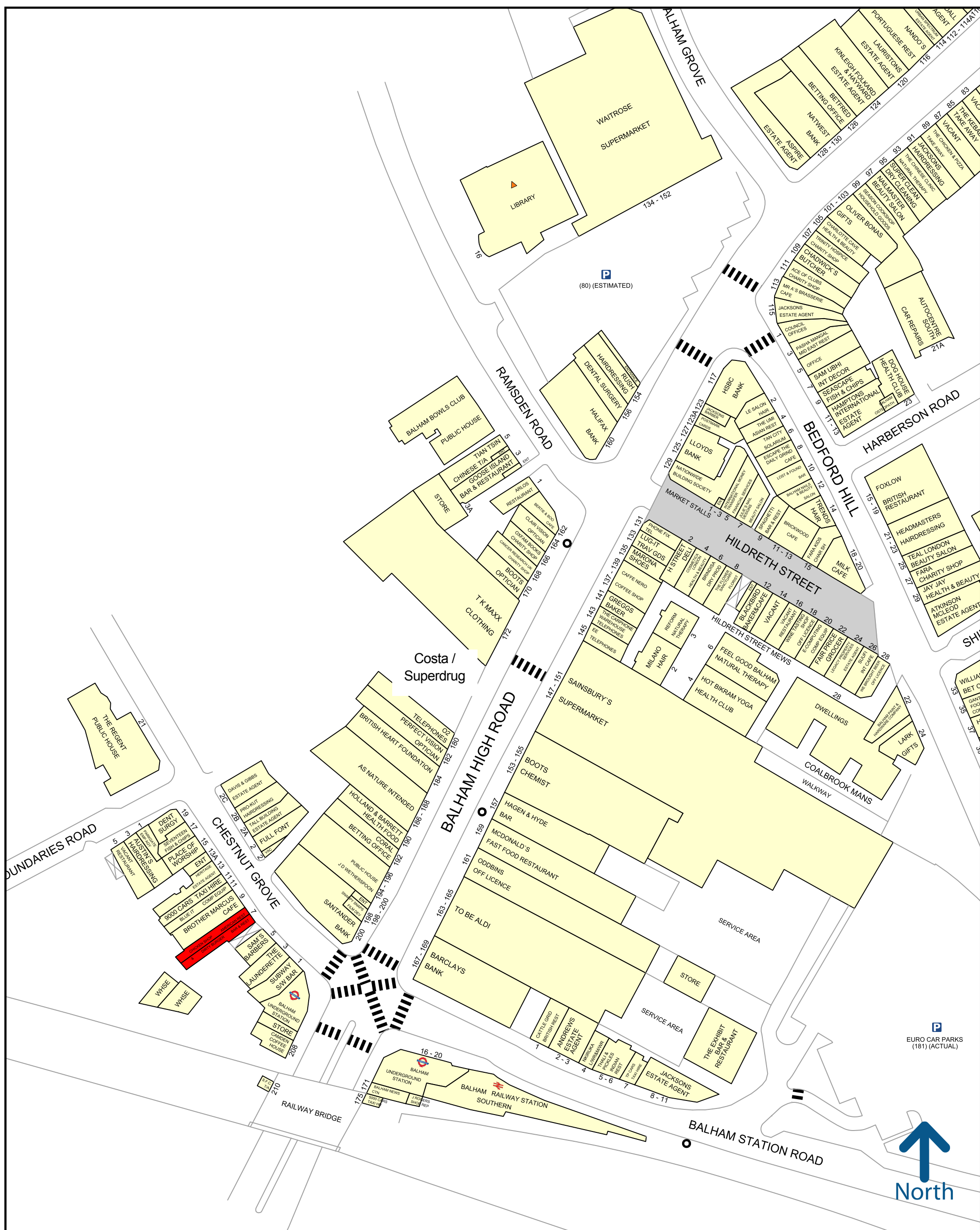
Strictly by appointment through the assignor's **sole agents** as staff are unaware of the impending disposal.

CONTACTS

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



EURO CAR PARKS
(181) (ACTUAL)



50 metres

Experian Goad Plan Created: 09/01/2019
Created By: Stephen Kane and Co



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