

NEIGHBOURHOOD CAFÉ & DELI



PANINI



COFFEE



WINE



FOOD

185 Castlenau, Barnes, London SW13 9ER

INTRINSIC
property



We are instructed to seek offers for this stylish café and deli in Barnes given a purchaser the opportunity of a well established business and good sales levels with the prospect of further developing trade and profitability.

The premises are situated on the west side of Castlenau, highly visible in a main road location serving the neighbourhoods between Hammersmith Bridge and Barnes Village. The Cut , Fuse Deign & Build and Csstlenau Post Office are adjacent.

The property comprises a ground floor of 673 sq ft (62.5 sq m) and a basement (220 sq ft/20.5 sq m). The ground floor is fitted as a deli and café with seating for around 24 covers, plus storage, prep areas and wcs. The basement is accessed via a trap door and for remote storage.

The lease is held for 15 years from November 2015 on FRI terms and subject to rent reviews in 2017,2022 and 2027. The 2017 rent review was not implemented and the current rent is £20,000 pax.

The rateable value is £16,750 with business rates payable for 208/19 of £7,255 (applying reliefs available).

A premises licence permitting alcohol sales for off the premises is available, further details on request.

EPC: D (further details on request).

Current opening hours are: Monday to Friday 7.30AM to 6PM (until 9PM Fridays with events); Saturday & Sunday 8/9AM to 6/5PM

Premium offers in the region of £95,000 are being sought.

A rent deposit and guarantors may be required, subject to financial status.

For further information or inspections please contact the sole agents:

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