

431 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7PJ

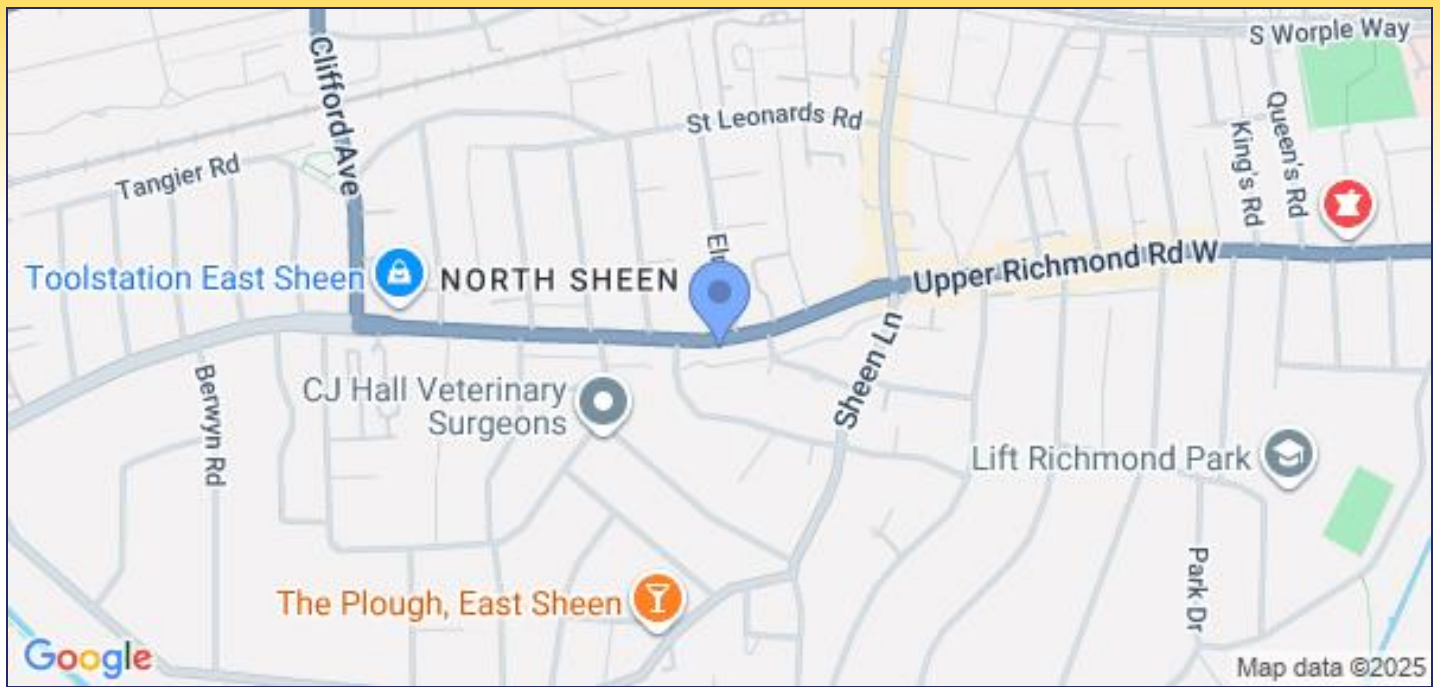


SUMMARY

- 983 sq ft (91.36 sq m)
- Fully Fitted Restaurant
- Premium Required
- Leasehold
- Rent: £30,000 pax
- The lease is for a term of 15 years from April 2025, subject to 5 yearly rent reviews. Full terms on application.

AMENITIES

- 3 Phase
- Commercial Kitchen and Extract
- Good Public Transport
- Main Road Location
- Rear Service Road



LOCATION

Situated on this busy thoroughfare which forms part of the South Circular Road and is a popular shopping parade with a number of multiples including Waitrose Boots and Tesco's together with a number of local traders. Mortlake Station is close by providing direct service to Richmond Putney and London Waterloo.

DESCRIPTION

This provides an excellent opportunity to acquire a fully fitted restaurant which was refurbished within the last few months. Comprises the entire ground floor with the benefit of rear servicing.

ACCOMMODATION

FLOOR	SIZE
Restaurant area	636 sq ft (59.11 sq m)
Kitchen	254 sq ft (23.61 sq m)
WC's	93 sq ft (8.64 sq m)
Total	983 sq ft (91 sq m)

LEASE / TERM

The lease is for a term of 15 years from April 2025, subject to 5 yearly rent reviews. Full terms on application.

RENT

£30,000 pax

RATES

We note from the VOA website that the property has a Rateable Value of £19,000.

VAT

VAT is not applicable

SERVICE CHARGE

On application.

EPC RATING

TBC

LEGAL COSTS

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

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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