



Putney Bridge Road

London, SW15

180+ Cover Restaurant in Putney - Large Frontage and Outside Seating and Flats Above

3,850 sq ft
(357.68 sq m)

- Great Location
- Excellent Fit Out
- Lease INSIDE the 1954 Act
- Spacious Interior and Large Extrenal Seating Area
- 3 Flats Included in the Lease

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Summary

Available Size	3,850 sq ft
EPC Rating	Upon enquiry

Description

This fantastic fully fitted neighbourhood restaurant boasts a wide frontage and substantial covered terrace seating area. The restaurant features a pizza oven and visible kitchen and is arranged to accommodate approx. 100 covers over ground floor, 90 Covers on front terrace and 35 covers in the basement, with ample back-of-house areas. The 1x 3 bed and 2x 2 bed flats above the restaurant are included in the lease.

Location

The property occupies a prominent position on Putney Bridge Road, close to Putney High Street, a destination for local residents and commuters alike. Nearby operators include The Boathouse, Coppa Club, Wagamama and Franco Manca to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,400	222.97
Ground - Terrace	350	32.52
Basement	1,100	102.19
Total	3,850	357.68

Tenure

An assignment of the existing FRI lease expiring in approximately 6 years, subject to 5 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing Rent

£91,000 per annum exclusive with rental income of roughly £45,000 from the flats above.

Premium

Offers in the region of £100,000 invited.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning

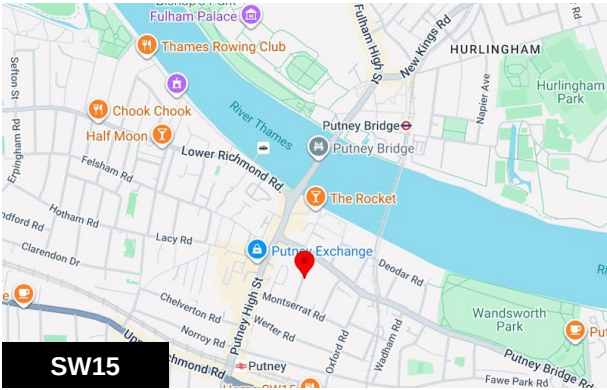
The premises benefit from E Class planning and a premises licence allowing the sale of alcohol from 7am to midnight every day except Sunday (9am-11pm) with standard restaurant conditions.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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