



Tooting High Street
London, SW17

**Excellent Tooting
Restaurant - New Lease**

1,000 sq ft
(92.90 sq m)

- Superb Fit Out
- High Spec Kitchen with Extract
- New Lease to Be Granted
- Lovely Corner Position
- Thriving Restaurant Location
- 50 Cover Restaurant

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Summary

Available Size	1,000 sq ft
Rent	£40,000 per sq ft
EPC Rating	Upon enquiry

Description

The attractive corner premises are currently fitted out as a modern restaurant, arranged over ground floor only with an open kitchen and a casual decor. There are 50 covers internally with scope for outside seating for 6 covers.

Location

The property occupies an excellent corner position on Tooting High Street among an eclectic mix of local, independent operators, as well as well known brands Honest Burger, Amigos Burgers and Kokoro to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Total	1,000	92.90

Tenure

Surrender of the existing FRI lease with approximately 3 years remaining and a new 16 year lease granted to the buyer, subject to 4 yearly rent reviews.

Rent

To be agreed - likely to be around £40,000 per annum exclusive.

Premium

£75,000 to include the leasehold interest and fixtures and fittings (subject to inventory).

VAT

Vat may be applicable to the rent, premium and other figures quoted. It is understood that the building is not VAT elected currently.

Planning/Licence

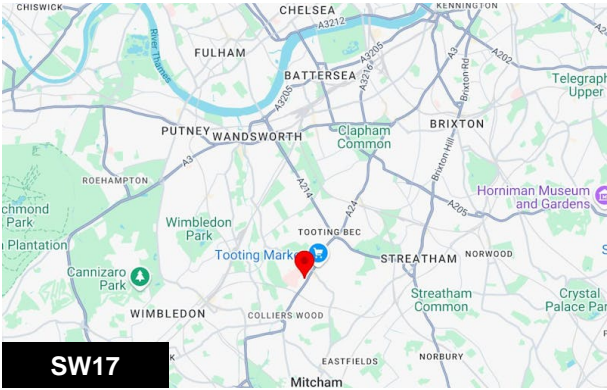
The premises benefit from E Class use and there is a premises licence in place allowing the sale of alcohol until 11pm all days of the week except 10.30pm on Sunday, with standard restaurant conditions.

Confidentiality

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

Holding Deposit

A holding deposit will be required to secure the property.



Viewing & Further Information



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