



Riverside Restaurant

Fulham, London, W6

Prime 120 Cover Riverside Restaurant

4,800 sq ft
(445.93 sq m)

- Prominent Position
Overlooking the River Thames
- Beautiful Outdoor Terrace
Seating
- Full Kitchen Extraction
- Alcohol Licence in Place
- Fitted out to exceptional
standard
- Seating for 120 Guests

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Summary

Available Size	4,800 sq ft
Passing Rent	£145,000 per annum
EPC Rating	Upon enquiry

Description

The restaurant has a bright, modern interior with floor-to-ceiling windows that flood the dining room with natural light and frame views of the Thames. The décor is elegant with warm wood finishes, comfortable seating, contemporary lighting and an open bar area. Outside, a spacious terrace overlooks the riverside promenade, allowing guests to dine while watching boats pass along the river

Location

The restaurant enjoys a prime position directly beside the River Thames, with large windows and outdoor seating overlooking the riverside promenade and passing boats. The Thames Path runs directly outside, making it a popular stopping point for walkers and cyclists travelling between Hammersmith and Putney. It is approx. 10–15 minute walk from Hammersmith tube station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,800	445.93
Total	4,800	445.93

Tenure

A FRI lease which expires in March 2037 with 5 yearly rent reviews and is contracted outside the security provisions of the Landlord & Tenant Act 1954.

Rent

£145,000 per annum exclusive.

Premium

Offers in the Region of £150,000.

VAT

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

Planning/Licence

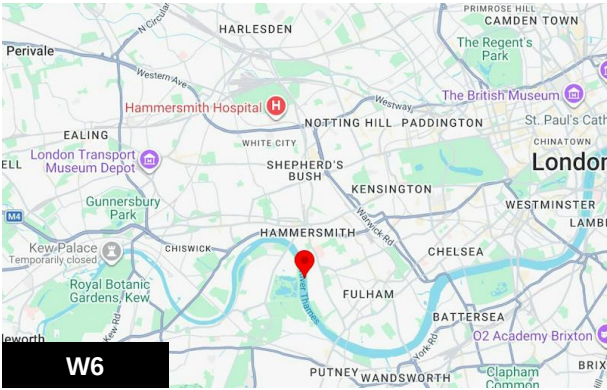
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

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 which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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