



7 Chestnut Grove, Balham

Balham, London, SW12 8JA

**Fully Fitted Restaurant in
Prime Balham Location,
Minutes from Balham Station**

1,135 sq ft
(105.44 sq m)

- Recently Modernised
- Prime Location in Balham
- High Footfall
- All on Ground Floor
- Fair Passing Rent

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Summary

Available Size	1,135 sq ft
EPC Rating	Upon enquiry

Description

The premises are fully fitted to a very good standard and laid out over ground floor only to accommodate approximately 65 covers. There is a bar and a fully fitted kitchen in situ.

Location

The premises are situated in Balham, a well-regarded south London neighbourhood combining strong residential catchment with vibrant local commercial activity. Chestnut Grove is a mixed residential and retail street linking into Balham High Road and is close to a wide range of amenities, including cafés, independent shops and established dining destinations. The location benefits from excellent connectivity, being only moments from Balham Underground and National Rail station. The restaurant sits within a recognised food and drink cluster, complementing other operators on Chestnut Grove and contributing to the area's reputation as a vibrant dining destination

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,135	105.44
Total	1,135	105.44

Tenure

An assignment of the existing lease granted from 27/07/22 - 22/03/35 subject to 4 yearly rent reviews. The lease is granted inside the security of tenure provisions of The Landlord and Tenant Act 1954.

Passing Rent

£45,000

Premises License

License to sell Alcohol with standard restaurant conditions

Premium

Premium offers invited

Holding Deposit

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

Confidentiality

This sale is 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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