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Lease Assignment

46 Mitcham Road

London, SW17 9NA

Prime Tooting Restaurant Takeaway Premises - Next Door McDonalds

1,400 sq ft

(130.06 sq m)

- Tooting High Street
- High Footfall 7 Days a Week
- 2am Licence
- Corner Premises
- Ground Floor Kitchen
- Fully Fitted

46 Mitcham Road, London, SW17 9NA

Summary

Available Size	1,400 sq ft
Passing Rent	£58,000 per annum
Premium	£75,000
EPC Rating	Upon enquiry

Description

These fully fitted QSR/takeaway premises are laid out over ground and first floors. There are 6 sandwich bar style seats on the ground floor (potential for more), as well as the fully fitted kitchen. WCs and a further 30 covers are located on the first floor.

Location

The subject property occupies a prominent position, on the busy Mitcham Road with Tooting Broadway Station (Northern Line) located a short walk away. The premises is situated next door McDonalds. Other operators in the vicinity include KFC, Greggs and adjacent to Buzz Bingo.

Accommodation

The accommodation comprises of the following approximate areas:

Name	sq ft	sq m
Ground	700	65.03
1st	700	65.03
Total	**1,400**	**130.06**

Terms

The premises are held on a 20 year lease from February 2019 and expire in February 2039. The lease is held inside the act. Rent reviews are every 5 years to open market rent. The next review will be in February 2029.

Passing Rent

£58,000 per annum exclusive.

Premium

Our client is inviting offers in the region of £75,000 for the leasehold interest, fixtures and fittings.

Planning / Licensing

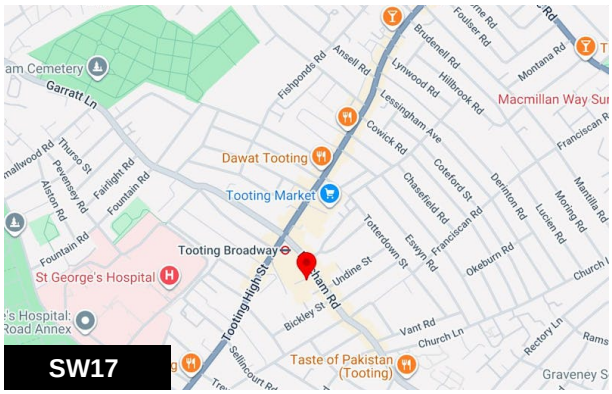
The premises benefit from Class E planning use with a premises license allowing late night refreshment until 02:00 every day of the week.

VAT

All prices quoted may be subject to VAT if applicable.

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.



Viewing & Further Information

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