



178 Garratt Lane

London, SW18 4ED

Excellent Wine Bar/Bottle Shop/Cafe Lease for Sale

1,000 sq ft
(92.90 sq m)

- Wandsworth Neighbourhood Location
- Nearby Independent Cafe and Restaurant Operators
- Strong Local Resident Footfall
- Beautiful Fit Out
- Lease until 2038
- 26 Covers plus 4 Outside

178 Garratt Lane, London, SW18 4ED

Summary

Available Size	1,000 sq ft
Premium	£55,000
EPC Rating	Upon enquiry

Description

The premises are currently fitted out as an Italian wine bar with a small bites menu, in a bright and inviting style, over ground floor only. There are 26 covers internally with outside seating for 4 covers by way of a pavement licence.

Location

The property occupies a good position on Garratt Lane, Wandsworth, alongside independent café and restaurant operators.

Accommodation

The accommodation comprises the following areas:

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

Tenure

The premises are available by way of an assignment of the existing lease with approximately 13 years remaining, subject to 5 yearly rent reviews. The lease is granted inside security of tenure provisions of the Landlord & Tenant Act 1954.

Passing Rent

£18,000 per annum exclusive, with the next review in 2038.

Premium

£55,000 for the lease and F+F.

VAT

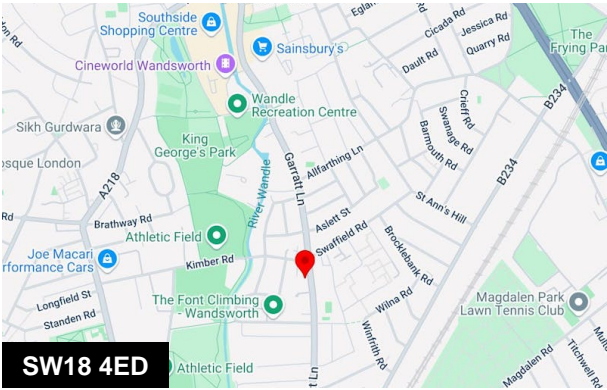
VAT may be applicable to the rent and any other figures quoted.

Planning/Licence

The premises benefit from E Class planning use and a premises licence allowing on and off sales of alcohol with opening hours until 11pm all days of the week.

Holding Deposit

A holding deposit will be required to secure the property.



Viewing & Further Information



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