

BAND OF BURGERS



98 Lillie Road

London, SW6 7SR

Fully Fitted Restaurant/Take-Away in Fulham

1,450 sq ft
(134.71 sq m)

- Fully Fitted to High Standard
- High Footfall Location
- Extended 1am Licence
- Very Good Transport Links
- Full Kitchen Extraction in Situ

98 Lillie Road, London, SW6 7SR

Summary

Available Size	1,450 sq ft
EPC Rating	Upon enquiry

Description

The premises is currently fitted as a quick service Burger restaurant with a well-appointed bar area and a fully-equipped kitchen with full extraction facilities. The basement has an additional kitchen with full extraction as well as walk in fridge and ample storage facilities.

Location

The property is located on Lillie Road in the heart of Fulham. It is close to many independent and national operators and is a short walk away from many transport links.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	800	74.32
Basement	650	60.39
Total	1,450	134.71

Tenure

An assignment of the existing FRI Lease which expires in August 2040 with 5 yearly rent reviews and is contracted inside the security provisions of the Landlord & Tenant Act 1954.

Current Rent

£38,000 per annum exclusive.

Premium

On Application.

VAT

VAT may be applicable to the rent, premium and other outgoings.

Planning/Licensing

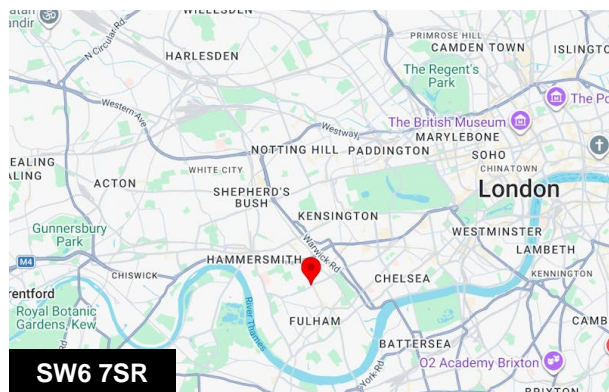
The premises benefit from a Class E planning use with a premises licence in place with extended opening hours allowed Sunday to Wednesday 9am to 11pm and Thursday to Saturday 9am to 1am.

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.

Holding Deposit

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



Viewing & Further Information



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