

FITTED ESTABLISHED RESTAURANT – 1,547 FT² / 143.76 M²
CONFIDENTIAL DISPOSAL – STAFF UNAWARE
NIL PREMIUM LEASE



244 UPPER RICHMOND ROAD, LONDON, SW15 6TG

LOCATION The property is located in the affluent London suburb of Putney approximately 200 meters away from Putney BR station that provides a fastest journey time of 15 minutes into London Waterloo via Clapham Junction. East Putney Underground (District Line) is also within easy reach being approximately 650 meters away.

Putney town centre is a vibrant mix of retail and leisure premises including Artisan, Be At One, Bills, Caffe Nero, Costa Coffee, Nando's, Paul, Pizza Express, Pret a Manger, Totrilla and Wagamama.

DESCRIPTION Since being established 30 years ago, this restaurant has built up a solid reputation and trade. It is well fitted and maintained throughout and was refurbished in 2017. It comprises approximately 46 - 50 spacious covers on the ground floor, plus external seating for 8 on the rear veranda and for 6 at the front. There is a large kitchen, storage and staff toilet in the basement. The approximate GIA floor areas are:

Basement	742 ft ² / 68.96 m ²
Ground	805 ft ² / 74.80 m ²
Total	1,547 ft² / 143.76 m²
External areas	159 ft ² / 14.74 m ²

PREMISES LICENCE We are advised that the property has the benefit of a premises licence that allows the sale of alcohol on the premises from 10.00 to 00.00 Monday - Saturday and 12.00 to 23.30 on Sunday, with unrestricted opening hours 7 days a week.

BUSINESS RATES The current rateable value of £31,500 includes the adjoining premises and will need to be reassessed to separate the properties. We estimate approximately 75% of the rates liability is attributable to the restaurant, which would give rise to rates payable of approximately £6,000 for F.Y. 2022/23 taking into account the retail discount. Potential purchasers are advised to satisfy themselves in regard to the business rates.

TENURE We are advised that a new 10 or 15 year FRI lease is available from the landlords at a rental of £40,000 per annum exclusive.

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Our clients are not seeking a premium for the lease but require a sum of **£50,000** subject to contract for the licence, fixtures, fittings and equipment,

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 Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

THIS IS AN EXTREMELY CONFIDENTIAL DISPOSAL AND UNDER NO CIRCUMSTANCES IS ANY APPROACH TO BE MADE DIRECT TO THE UNIT. FOR FURTHER INFORMATION PLEASE CONTACT:

For further information contact Stephen Bagatti on steve@selsian.com or 07594 097 078



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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.