



**Price/premium** £75,000

**Rent** £30,000 Per annum

**Size** 1,200 Square feet

**Ref** #2933

## Address

**Address:** 20 Leopold Rd

**Postcode:** SW19 7BD

**Town:** Wimbledon

**Area:** London

## Location

Very attractive & affluent location with easy parking, not far from the Town Centre.

## Description

Lease for sale to include fixtures fittings and equipment (some on lease)- £75,000.

Excellent Coffee shop/Cafe in favoured and affluent neighbourhood location.

The premises were re-fitted to a high standard by our clients approximately 2 years ago and had previously been trading as a restaurant.

The unit provides covers for 45/50 people and benefits from a rear yard, which can be accessed from the kitchen and the Cafe area.

There is a good size, fully equipped catering kitchen of approximately 230 sq ft with safety flooring and extraction.

The property has an EPC rating of Band C.

**Confidentially available- please view only by prior appointment.**

## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£75,000
<b>Rent:</b>	£30,000 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a R.V. of £20,000, payable at the prevailing rate.
<b>Lease details:</b>	Approximately 2 years remaining. We understand the lease is drafted within the Landlord & Tenant Act 1954 and that a new lease for a term to be agreed should be available direct from the Landlord now.
<b>Client involvement:</b>	Full time.

## Features

- ✓ A3 use
- ✓ Alcohol license
- ✓ Beautifully presented throughout
- ✓ Business sale
- ✓ Courtyard
- ✓ Densely populated area
- ✓ Discretion required
- ✓ Early viewing recommended
- ✓ Established dining destination
- ✓ Excellent trading location
- ✓ Fitted catering kitchen
- ✓ Recently refurbished
- ✓ Viewings by appointment only

## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.







