



**Price/premium** £70,000

**Rent** £37,500 Per annum

**Size** 1,117 Square feet

**Ref** #3335

## Address

**Address:** 313 Upper Richmond Road West

**Postcode:** SW14 8QR

**Town:** East Sheen

**Area:** London

## Location

Located on the popular Upper Richmond Road West amid an eclectic mix of interesting shops, restaurants & cafes. There is a public car park in Sheen Lane and street parking close by. Mortlake Station is within easy walking distance and a number of bus routes pass by the shop.

## Description

Leasehold Guide price £70,000- Including fixtures, fittings and equipment.

A fantastic opportunity to acquire the lease of a beautifully presented and fully equipped restaurant, ideally located in a charming and sought-after area. The property is arranged over the ground floor and basement, offering approximately 1,117 sq ft of space and seating for around 50 covers internally. The dining area is bright and welcoming, with bi-fold doors opening onto a lovely rear courtyard, perfect for outdoor dining during the warmer months. There is an open forum kitchen area to the front of the unit with extraction and a separate wash-up area on the ground floor also.

The basement provides an additional 486 sq ft and includes two preparation areas along with a storage area.

All equipment, fixtures and fittings are owned by the current tenant and there is an alcohol license in place.

This property presents a turnkey opportunity for someone looking to run their own restaurant or café or expand there existing operations and is situated in an attractive and vibrant location.

On-street parking is available close by.

EPC Rating E.

Viewings are highly recommended and strictly by appointment.

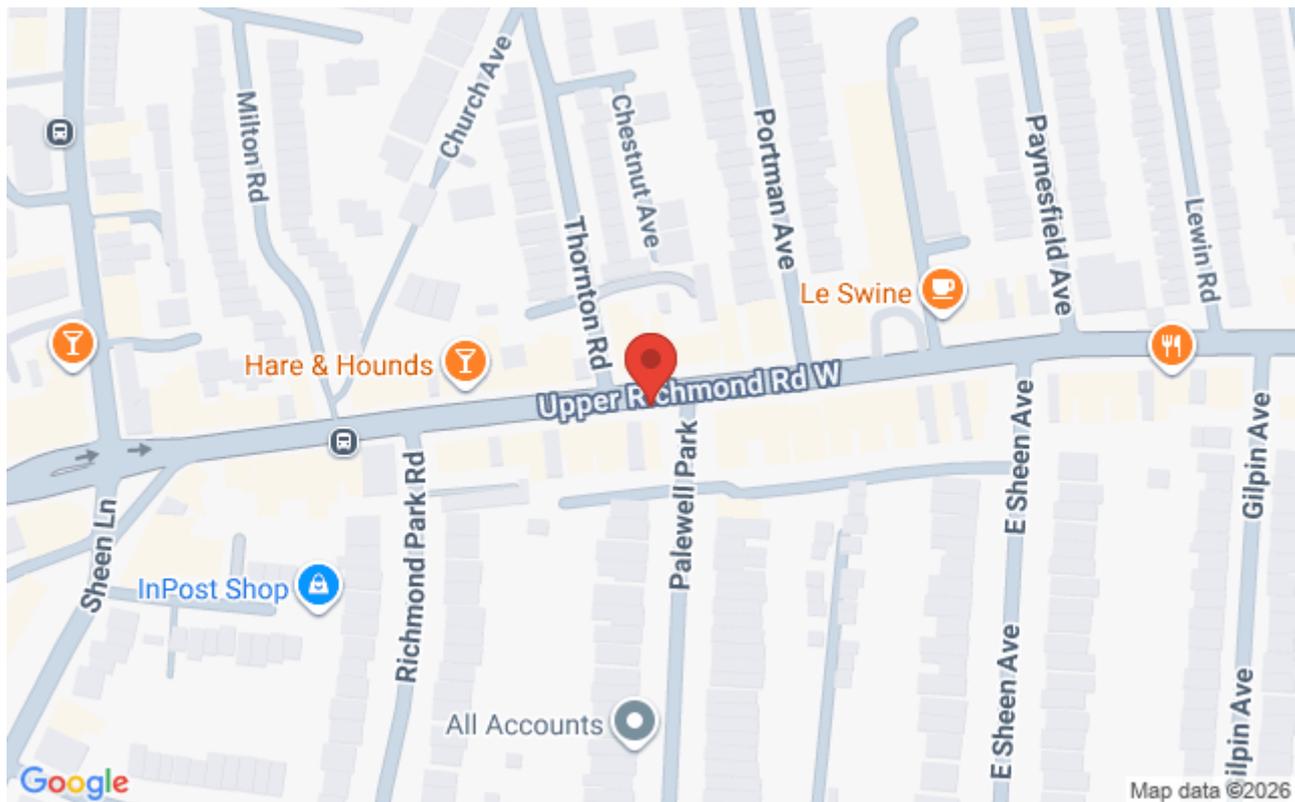
## General Information

<b>Tenure:</b>	Leasehold
<b>Price/premium:</b>	£70,000
<b>Rent:</b>	£37,500 Per annum
<b>Legal fees:</b>	Not specified
<b>Rateable value:</b>	The VOA website states a rateable value of £19,000 payable at the prevailing rate.
<b>Lease details:</b>	Existing lease with approximately 2 years remaining, drafted inside The Landlord and Tenant Act 1954-lease not inspected by Franklin Commercial- please verify

## Features

- ✓ Air Conditioning
- ✓ Alcohol license
- ✓ Basement
- ✓ Beautifully presented throughout
- ✓ Courtyard
- ✓ Densely populated area
- ✓ Excellent trading location
- ✓ Parking close by
- ✓ Turnkey opportunity

## Property Map



## 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.







