



A3 RESTAURANT & TAKE AWAY BUSINESS FOR SALE



**130 Wandsworth High Street
Wandsworth, London SW18 4JP**

Location: Prominently positioned fronting Wandsworth High Street close to its junction with West Hill and Armoury Way. The area is well served by public transport.

Description: Ground floor lock up restaurant and takeaway unit. It has been recently refurbished to a good standard with kitchen, counter and seating area to the front and ancillary preparation area with fridges to the rear.

The lease is to be sold with the benefit of all fixtures and fittings including commercial kitchen and sales counter, tables and chairs, commercial fridges, television and other fittings present.

Accommodation: Front sales/kitchen and seating: 46.84 m² (504 sqft)
Rear stores & preparation area: 11.63 m² (125 sqft)
Total **58.47 m² (629 sqft)**

Lease Terms: A 15 year full repair and insuring lease with effect from 6th May 2010 subject to 3 yearly rent reviews.

Rent: £15,000 pax

Premium: Offers invited.

VAT: We are advised there is no vat payable on the rent or premium.

Business Rates: Rateable value £9,900
Rates Payable £4,098.60

Interested parties should make their own enquiries to the London Borough of Wandsworth Rating Authority.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through sole agents Mortimers
Tel: 020 7198 8363