



THAI RESTAURANT BUSINESS & LEASE FOR SALE



**Lavender Hill,
Battersea, SW11 5RL**

1 Hardwick's Square, Wandsworth, London SW18 4AW
t. 020 7198 8363 e. london@mortimersuk.com

www.mortimersuk.com

 **RICS**
Regulated by RICS

- Location:** The property is situated on a busy main road fronting Lavender Hill, Battersea close to its junction with Queenstown Road. The area is well served by public transport.
- Description:** Mid terrace building with restaurant on ground floor and basement. The restaurant has seating at ground floor and kitchen, preparation areas at lower ground floor. It benefits from air conditioning, bar area, staff and customer toilets. There is a small forecourt area to the front and a covered yard to the rear.
- Turnover:** We are advised the average turnover is £4,000 to £4,500 per week.
- Lease Terms:** The restaurant is held by way of lease for a term to expire in June 2018 at a fixed rent of £24,400 pax.
- Premium:** £69,000 to include the lease, business, fixtures and fittings.
- VAT:** We understand VAT is not applicable.
- Business Rates:** The London Borough of Wandsworth Business Rates department has advised us that the Rateable value is £16,250 and the Rates Payable 11/12 is £7,036.25. Interested parties should make their own enquiries.
- Legal Costs:** Each party to be responsible for their own legal costs.
- Viewing:** Staff unaware viewings strictly by appointment only through agents, Mortimers. Tel: 020 7198 8363