



## PROMINENT RESTAURANT TO LET / LEASE ASSIGNMENT

### 240 Upper Richmond Road Putney SW15 6TG

**Location:** The property is situated on the northern side of Upper Richmond Road (A205 South Circular), approximately 100 metres from its junction with Putney High Street. (South West Trains) Rail Station is just over 100 metres away and South East Putney (District Line) Underground Station just over a half a kilometre.

**Description:** The property occupies the ground floor and lower ground floor of a three storey mid terraced property.

The property is fitted to a very high standard and includes a mezzanine floor leading onto a terrace and the lower floor leading on to a patio.

**Accommodation:** The property provides the following net internal areas:

Restaurant/Bar area	194.79 m <sup>2</sup> (2,097 sq ft)
Kitchen	27.70 m <sup>2</sup> (298 sq ft)
Storage	25.92 m <sup>2</sup> (239 sq ft)
<b>Total</b>	<b>248.41 m<sup>2</sup> (2,674 sq ft)</b>

**Lease Terms:** Our clients are looking to assign their lease which is a full repairing and insuring lease for a term of 25 years from October 2010 with a tenant only break option upon the 5<sup>th</sup> anniversary of the lease. There are 5 yearly upward only rent reviews.

A new full repairing and insuring lease may also be available direct for the Landlord.

**Rent:** £50,000 per annum exclusive.

**Premium:** Premium offers invited.

**VAT:** Vat will be payable where applicable.

**Business Rates:** Rateable value £32,500  
Rates Payable £14,072.50

Interested parties should verify these figures and make their own enquiries to the London Borough of Wandsworth.

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

**Viewing:** By appointment only through joint sole agents  
Mortimers: 020 7198 8363 and  
Kinleigh Folkard & Hayward: 020 8739 2071