

# A3 Restaurant Lease For Sale

Putney Bridge,  
London SW15



## Location

 [View on map](#)

The premises are located in a corner position on Putney Bridge Road close to the junction with Putney High Street and just a few minutes' walk from The Exchange shopping centre and Putney Station. The area benefits from an abundance of restaurants and cafes including Wagamama, Pret a Manger, Bill's, Gourmet Burger Kitchen, Carluccio's, Thai Square, Nando's and Five Guys to name a few.

## Description

The double fronted corner premises are combined at ground floor level providing a fully fitted and open plan restaurant of approximately 110 covers, with customer toilets and a kitchen servery to the rear. A further 16 covers are permitted to the front and side of the property with storage, a large kitchen and staff toilets all located in the basement of number 285.

The basement of 287 is operated by a dance studio which contributes to the rent (4 week notice period). Access to the dance studio is either via an external staircase or an internal access from the ground floor restaurant which is beneficial for both the restaurant and the dance studio businesses.

## Floor Areas

Ground Floor:	229.93 sq m / 2,475 sq ft
Basement:	49.23 sq m / 530 sq ft
Basment	119.37 sq m / 1,285 sq ft
Total:	398.55 sq m / 4,290 sq ft

## Tenure

We are offering an assignment of our client's Full Repairing and Insuring lease, expiring in September 2035, subject to 5 yearly rent reviews. It is understood that the lease is granted inside the security of tenure provisions of The Landlord and Tenant Act 1954, part two as amended.

## VAT

All prices quoted may be subject to VAT if applicable.

## Rent

£55,000 per annum exclusive, rising by £2,500 in 2019 and 2021. Income from the basement dance studio is £23,500 per annum exclusive.

## Premium

Offers in excess of £150,000.

## Licence/Planning

The premises benefit from A3 planning use with a licence to sell alcohol between 10am and 11pm every day.

## Confidentiality

This letting is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

## Viewings

Through the vendor's sole agent:

CDG Leisure (Attention of David Kornbluth)

**e:** davidk@cdgleisure.com

**m:** 07507 88 00 40

**t:** 020 7100 5520

**a:** 3-5 Bateman Street, London W1D 4AG

**w:** cdgleisure.com