



020 7935 2222

www.restaurant-property.co.uk



RESTAURANT LEASE FOR SALE

The Italian Job
59 Lavender Hill
Clapham
London
SW11 5QN

LOCATION

The property is located on Lavender Hill in the trendy London suburb of Clapham. This area is popular with a fashionable, young professional crowd who enjoy its cocktail bars, boutiques and cafes.

Nearby operators include The Taybridge, Nancy Lam, Ukai Sushi, Kisse Bar, The Beaufoy Bar and many more.

ACCOMMODATION

The property is fully fitted and arranged over ground floor only, providing the following approximate Net Internal Area:

Ground Floor: 795 sq ft

LEASE

The property is available by way of assignment of the existing 16 year Fully Repairing and Insuring lease from 23rd November 2007.

RENT

£22,000 per annum exclusive

PREMIUM

Upon Application

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

RATES

We have been verbally informed by the Local Authority:

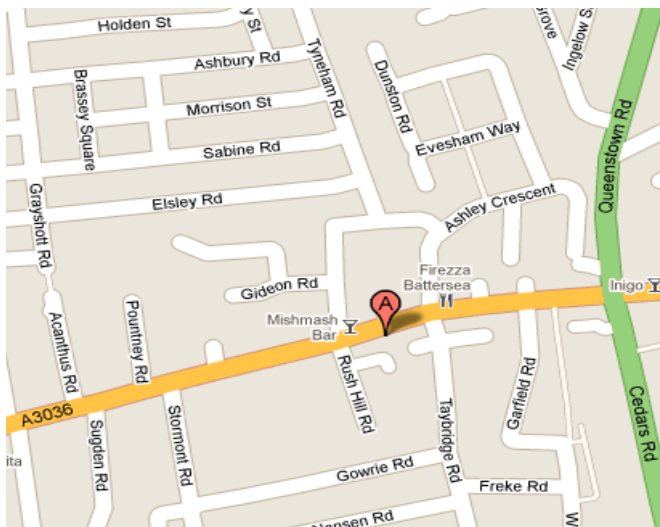
2010-2011
Rateable Value: £15,750
Rates Payable: £6,819.75

All parties are advised to confirm the above with Wandsworth Council.

FOR VIEWINGS PLEASE CONTACT

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Subject to contract



Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.