



020 7935 2222

www.restaurant-property.co.uk



RESTAURANT LEASE FOR SALE

The Italian Job
764/766 Fulham Road
Fulham
London
SW6 5SJ

LOCATION

The premises occupy a prominent position on the corner of Waldemar Avenue and Fulham Road, close to its junction with Fulham High Street. The property is located within a busy parade of shops and restaurant that serves the affluent local residents.

Nearby operators include Fabrella Restaurant and Pizza Express.

ACCOMMODATION

The property is fully fitted and arranged over ground and basement levels, providing the following approximate Net Internal Areas:

Ground Floor:	1,140 sq ft
Basement:	785 sq ft
TOTAL:	1,925 sq ft

LEASE

The property is available by way of assignment of the existing 20 year Fully Repairing and Insuring lease, with 9 years remaining.

RENT

£40,000 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:

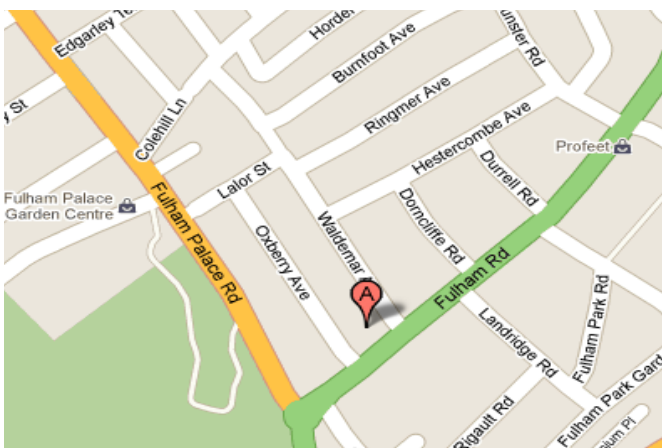
2010-2011
Rateable Value: £47,750
Rates Payable: £20,675.75

All parties are advised to confirm the above with Hammersmith & Fulham 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.