



020 7935 2222

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**PULLENS DINING ROOM**  
293/295 Railton Road  
Herne Hill  
London  
SE24 0JP

**A3 LEASE FOR SALE**

#### LOCATION

The premises are located on Railton Road adjacent to the entrance to Herne Hill mainline railway station. This busy road benefits from high footfall and a growing residential catchment area.

Nearby operators include Pizza Express, The Collection public house and Olley's Fish Experience.

#### ACCOMMODATION

The premises are arranged over ground, first and second floor levels.

Ground Floor: 1,235 sq ft  
(plus outside seating)

First and Second Floor: Staff accommodation

#### RENT

£30,000 per annum exclusive

#### PREMIUM

Upon application

#### LEASE

We are advised that the property is held by way of a full repairing and insuring lease for a term of 20 years from 25th March 2001, with 5 yearly upward only rent reviews.

#### RATES

We have been verbally informed by the Local Authority:

2010-2011	
Rateable Value:	£10,000
Rates Payable:	£4,070

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

#### LEGAL COSTS

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

#### FOR VIEWINGS PLEASE CONTACT

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**Subject to contract**

Property Misdescriptions Act 1991/Misdescriptions Act 1967

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