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## Biagio Bankside, 32 Southwark Bridge Road, London SE1 9EU



### RESTAURANT & BAR \* LEASE FOR SALE \* LATE LICENSE

#### LOCATION

Providing the connection between the Southbank and the City, Southwark Bridge Road is a popular location, also being just minutes away from London Bridge Station, Borough Market and the Tate Modern. The area is surrounded by affluent residential complexes as well as large offices including the Financial Times.

The property is located on the corner of Southwark Bridge Road and Sumner Street with nearby operators including Southwark Rooms, The Ministry of Sound, Vapiano, Leon and Brindisa.

#### ACCOMMODATION

The premises are fully fitted, with an open kitchen, and arranged over basement level with a ground floor reception, providing the following approximate areas:

Basement 4,500 sq ft

#### RENT

£70,000 per annum exclusive

#### LEASE

The premises are available by way of an assignment of the existing Full Repairing and Insuring lease expiring 13 July 2018, held within the landlord and tenant act. The next rent review is due on 13th May 2014.

#### PREMIUM

£95,000

#### RATES

We have been verbally informed by the local authority:

2010-2011

Rateable Value: £44,500

Rates Payable: £19,268

All parties are advised to confirm the above with Southwark 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

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.

