

LEWIS  
CRAIG

RESTAURANT PROPERTY

Lease available

**REDUCED PREMIUM - Fulham - A1 Food Opportunity**

Busy neighbourhood pitch in close proximity to Parson's Green



Fulham - Fully-Fitted A1 Food Opportunity

**Busy neighbourhood pitch in close proximity to Parson's Green**

**771 Fulham Road, Fulham, London SW6 5HA**

Approx 1,440 sq ft

### Location

The premises are situated along Fulham Road in a busy neighbourhood pitch, close to the junction with Parson's Green Lane. Parson's Green Underground Station is a five minute walk away. Occupiers in the vicinity include Emma Bridgewater, Gail's Bakery, Luna Nuova, Clinic Dpc, Perry's Art + Office, Fulham Osteopaths, Indian Summer and Carter Jonas estate agents.

Nearby

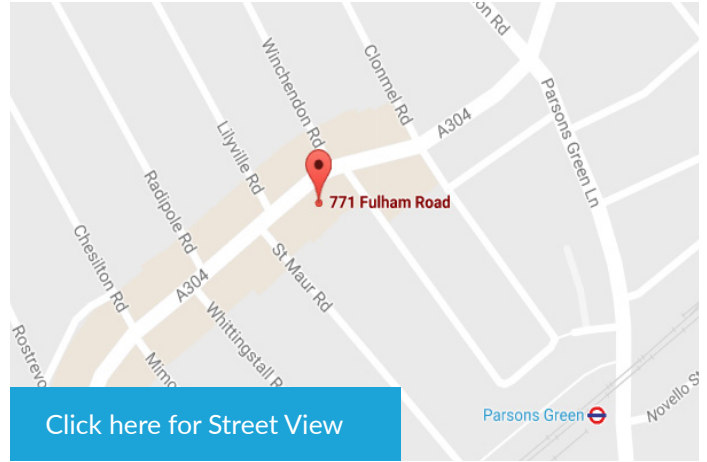
**Emma  
Bridgewater**

**GAIL'S**  
ARTISAN BAKERY

**LUNA NUOVA**  
ITALIAN RESTAURANT & BAR

**CARTER  
JONAS**

**Fulham - Fully-Fitted A1 Food Opportunity**



[Click here for Street View](#)

**Accommodation**

Arranged over ground floor, and basement, with external seating, providing following approximate areas:

|                           |                                   |
|---------------------------|-----------------------------------|
| Ground Floor              | 942 sq ft                         |
| Ground Floor Rear Terrace | Not Measured                      |
| Basement                  | 498 sq ft                         |
| <b>Total Area</b>         | <b>1,440 sq ft</b><br>133.83 sq m |

**Rates**

We understand that the property is assessed as follows.

|                        |                |
|------------------------|----------------|
| <b>Rateable Value</b>  | <b>£28,500</b> |
| <b>Payable 2017/18</b> | <b>£13,281</b> |

Interested parties are advised to verify with the Local Rating Authority.

**EPC**

An Energy Performance Certificate is available upon request.

**Lease**

Assignment of lease, expiring March 2018 at a current rental of £29,950 pax. It is understood the lease is held inside the L&T Act 1954.

A new lease may be available, on terms to be agreed.

**Legal costs**

Each party to be responsible for payment of their own costs.

**Planning**

A1 Planning with permitted extraction.  
 Lease permits A1 or A3.

**Premium**

£50,000, for the benefit of the leasehold interest.  
 Fixtures and fittings to be agreed.

**Contact**

For further information or to arrange a **strictly confidential** viewing contact:

|  |  |
|--|--|
| <b>Theo Benedyk</b>  | <b>Saul Fierstone</b>                                      |
| DD: 020 7009 0486  | DD: 020 7009 0481  |
| <a href="mailto:tb@lewisraig.co.uk">tb@lewisraig.co.uk</a> | <a href="mailto:sf@lewisraig.co.uk">sf@lewisraig.co.uk</a> |

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.