



james.moorhouse@jmcommercial.co.uk
0208 785 7960 www.jmcommercial.co.uk

RARE OPPORTUNITY FOR POP UP STYLE RESTAURANT/CAFÉ OPERATOR N.O 78 NORTHCOTE ROAD, LONDON, SW11 6QL

PROMINENT CORNER PITCH, WELL FITTED, EXISTING GROUND FLOOR A3 PREMISES TO LET ON 18 MONTH MINIMUM TERM

OFFERS IN EXCESS OF £55,000 PER ANNUM EXCLUSIVE 87.69 M2/944 SQ FT

LOCATION

The premises are located on the western side of Northcote Road (B229) at the junction with Bennerley Road. The premises are close to the junction with Battersea Rise and a 10-minute walk from Clapham Junction Station.

The road is very well known for its busy daytime and evening A3/4/5 trade. The demised premises comprise the ground floor of a 3-storey brick build building. They benefit from return frontage and some pavement level customer seating fronting Northcote Road.

Numerous national and local A1/2/3/4/5 operators trade in the area. The national operators include, All Bar One, Bills, Banana Leaf, Co-Op, Byron Burgers, Gails, GBK, Franco Manca, Pho, Savills and Starbucks.

DESCRIPTION

The premises are brick built and were constructed in circa 1910. They have part glazed return frontage to Bennerley road. Internally they are well fitted throughout having recently traded as a restaurant.

The upper floors comprise a self-contained residential unit. This is accessed from Bennerley road and does not form part of the demise.

ACCOMMODATION

The premises have the following approximate floor areas and dimensions. (Floor plans available upon request)

Ground floor restaurant 32.13 m2





james.moorhouse@jmcommercial.co.uk
0208 785 7960 www.jmcommercial.co.uk

Kitchen 14.11 m²

Store 41.45 m²

Wc's

TOTAL 87.69 SQ M or 944 SQ FT

BUSINESS RATES Under the 2017 Rating List the rateable value is £40,750 with the UBR 2018/19 49.3 pence in the £.

RENT Offers in excess of £55,000 pax payable quarterly in advance are sought

LEASE TERM A new FRI lease for a term of 3 years incorporating landlord only break options (upon no less than 6 months prior written notice) from the end of year 1.

ALCOHOL LICENCE The transfer of the current licence will be an acceptable condition of any offer.

SECURITY OF TENURE The lease will be contracted outside the security of tenure provisions under the Landlord and Tenant Act 1954.

RENT DEPOSIT A rent deposit for a sum equivalent to 6 months rent will be payable upon commencement of the lease.

LEGAL COSTS Each party will be responsible for their own legal and surveying costs incurred in this matter.

EPC A copy of the EPC report is being prepared and will be made available upon request.

TIMING The premises are available immediately subject to the transfer of the alcohol licence.

FURTHER INFORMATION/VIEWING Please contact James Moorhouse BSc MRICS on james.moorhouse@jmcommercial.co.uk or 0208 7857960



JM Commercial Ltd, Second Floor, 88 Hazlewell Road, London SW156UR 0208 7857960



james.moorhouse@jmcommercial.co.uk
0208 785 7960 www.jmcommercial.co.uk



JM Commercial Ltd, Second Floor, 88 Hazlewell Road, London SW156UR 0208 7857960