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PROMINENT RESTAURANT **PREMISES TO LET**

IN A HIGHLY VISIBLE POSITION AND AT A COMPETITIVE PREMIUM

318 STREATHAM HIGH ROAD, **STREATHAM, SW16**

LOCATION

The property is situated fronting Streatham High Road at the junction of Gleneagle Road and in a highly visible position at the intersection of Streatham High Road, Gleneagle Road and Stanforth Road. The property benefits from a good deal of passing vehicular traffic as Streatham High Road forms part of the main A23 commuter route and the property has a good deal of passing pedestrian flow generated by nearby businesses and also the property's proximity to Streatham main line station. The property is within a densely populated residential catchment which the premises will be able to service.

DESCRIPTION

The property comprises a ground floor shop fronted restaurant premises with basement storage beneath in a parade of similar units. The property has most recently been used as a Turkish restaurant and kebab house and is arranged as restaurant seating to the ground floor, kitchens to the rear and a further cooking area to the very front of the premises. The male and female WCs are in the basement together with storage. There is rear access onto Gleneagle Mews for loading and unloading. The premises have a suspended ceiling, central heating (not tested) and is currently set up with 38 covers.

ACCOMMODATION

| | | |
|-------------------------------------|---------------------|---|
| Gross Frontage | 5.77m | 19 ft |
| Internal Width | 4.11m | 13'5 narrowing to 5.12m (16'8) after 8.86m (29'10) narrowing further to 2.27m (9'1) to the rear |
| Maximum Shop Depth | 16.61m | 54'5 |
| Sales Area | 61.77m ² | 665 ft ² approximately |
| Kitchen | 21.36m ² | 230 ft ² approximately |
| Loft Storage | | |
| Small Yard with Staff WCs off | | |
| Two basement storerooms | | |
| Male and Female WCs in the basement | | |

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of new lease, the length of which is to be negotiated on full repairing and insuring terms

USE/PLANNING

We understand the property currently falls within Class A3 (Catering) of the current Town and Country (Use Classes) Order but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer. The premises have been most recently used as a Turkish Restaurant.

RENT

An initial rent of **£18,000 (eighteen thousand pounds)** per annum exclusive is sought.

PREMIUM

The premises are taken with all equipment and a premium of **£45,000 (forty five thousand pounds)** is sought. If the premises are taken without equipment then a premium of **£30,000 (thirty thousand pounds)** is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT