

**metruís**

**212 FULHAM ROAD**

**LONDON, SW10 9PJ**

**RESTAURANT TO LET (FITTED\*)**



metru's



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## LOCATION

Occupies a prominent corner position opposite Chelsea & Westminster Hospital. Many F&B operators are nearby including Pret, Starbucks & Pizza Express together with many independents.

## ACCOMMODATION

The premises comprise a 2 level restaurant with the following dimensions and floor areas:

Internal Width - 20/4

Depth - 58/0

Ground Floor Sales/Seating - 910 ft<sup>2</sup>

Lower Ground Sales/Seating - 505 ft<sup>2</sup>

Kitchen/Storage - 590 ft<sup>2</sup>

## FIXTURES AND FITTINGS

The premises previously traded as Casa Luca Italian Restaurant. Many fixtures & fittings remain including kitchen cooking equipment, walk in fridge/freezer, extraction and other items, a full inventory is being compiled. These will remain as landlord's items but are available for the tenant to use (no warranty is given as to their condition or reliability\*).

## TERMS

The unit is available on a new 20 year effective FRI lease at a commencing rental of £90,000pax. Service charge estimate Y/E 12/2023 is £8,756, Insurance cost is c £5000pa.

## RATEABLE VALUE

We are verbally advised that the new RV for the property is £102,000. Rates payable 2023/24 are £52,224pa.

## USE

The premises previously traded as a licenced restaurant under Class A3 (now Class E), further details on request.

## EPC

Previously assessed as C (2018), a new EPC is being prepared.

## LEGAL COSTS

Each party to bear their own legal and other costs incurred.



## CONTACT

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