



LONDON ROAD NORBURY, SW16 4DP

£20,000 Per Annum



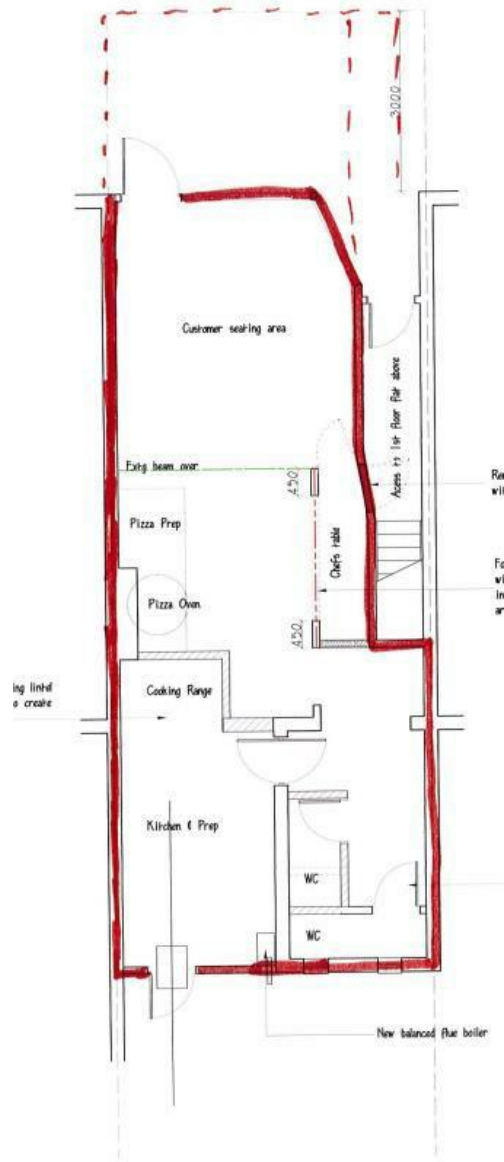
CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

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## Description

Lease Assignment of restaurant premises situated on London Road, Norbury comprises main restaurant area with around 35 covers, pizza oven and bar area, outside seating to the front with a further 15 covers, fully fitted kitchen, two WCs.

Currently trading as an Italian Restaurant, the current tenants are looking to sell on their remaining 12 year lease to include all fixtures and fittings.

A list of fixtures and fittings available on request.

## Location

The property is situated in the main Norbury Town Centre on London Road (A23) and has a wide selection of restaurants and shops on its doorstep. Neighbouring locations include Streatham, Croydon & Wimbledon and Central London is also within easy reach.

Norbury Station BR Station - 0.7miles (Southern Rail services)

## Terms

Lease Assignment with 12yrs remaining

Rent: £20,000p/a

Premium / goodwill: £125,000

## Rates

All interested parties are expected to confirm this with the local rating authority.

## Viewings

Contact sole agents Christopher St James 020 8296 1273

## THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.