



345 WANDSWORTH ROAD,
LONDON, SW8 2JH

£32,500 Per Annum



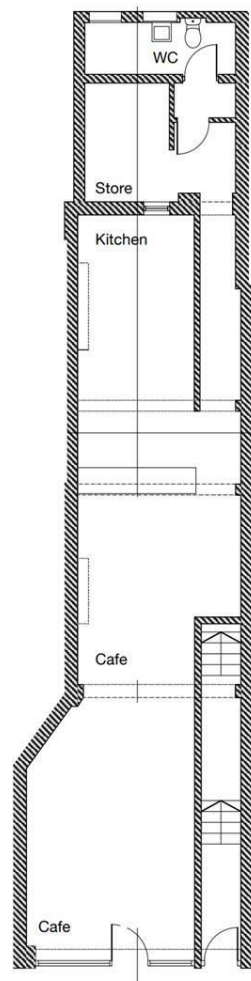
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



Description

Ground floor commercial unit extending to approximately 700 Sq ft

The property has been operating as a Cafe / restaurant under the same ownership for over 25 years, comprises main dining area, kitchen / bar / coffee station, store room and W/C.

Good glass frontage with electric shutter to front with canopy, 60 cover restaurant with quarry tiled flooring, padded and chrome tables and chairs, strip lighting.

Counter top/servery with glass fronted bottle chiller, coffee machine (hired purchase).

Fully equipped catering kitchen comprises 6 ring gas cooker with extractor hood over, 4 microwaves, griddle, deep fat fryer, 2 chest freezers, 2 stainless steel sink units with double drainers, tiled floor and walls, WC with wash hand basin. Combination boiler.

Current weekly takings vary from a minimum of £3,000 per week to a maximum of £7,000 per week. Average weekly sales are in the region of £3,500 per week. However, scope exists to increase trade further should the right tenant take the lease on this property especially with the new developments planned for the area.

The incoming tenant should be prepared to pay one quarters rent in advance along with one quarters rent to be paid and held as a security deposit.

Location

Situated within a vibrant area close to the new Nine Elms Underground station, Vauxhall, Stockwell, Battersea Power Station and Wandsworth Road Stations are also nearby.

The area has seen major regeneration take place recently which has substantially increased the potential customer base.

Terms

Available on a new lease with terms to be agreed by negotiation - Guide Rent £32,500 pa
Our client is also seeking a premium / goodwill. Guide Price £60,000

Viewings

Do not approach staff

Please contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 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.

Christopher St James
61 High Street
Colliers Wood
London
SW19 2JF



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