



RESTAURANT PROPERTY

INTERNATIONAL LEISURE SPECIALISTS

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A3 LEASE AVAILABLE



Alma Cafe
2-3 Rocks Lane
Barnes
London
SW13 0DB

LOCATION

This excellent double fronted property is located in Barnes, a suburban district within the London Borough of Richmond Upon Thames. Barnes is an affluent residential area with a village atmosphere. Historic pubs, smart boutiques and upscale restaurants dot the area.

Nearby operators include Starbucks Coffee, Gail's Bakery, Wildwood, Pizza Express and The Red Lion.

ACCOMMODATION

The premises are arranged over ground floor and first floor providing the following approximate areas:

Ground Floor	1,591 SQ FT
First Floor	767 SQ FT
TOTAL	2,358 SQ FT

LEASE

The premises are available by way of an assignment of the existing Full Repairing and Insuring Lease expiring in July 2030, held inside the Landlord and Tenant Act 1954. The next rent review is due in July 2020.

RENT

£37,250 per annum.

PREMIUM

Upon Application

PLANNING

The premises benefits from A3 planning use (Restaurant).

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.

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RATES

We have been verbally informed by the local authority:

2018

Rateable Value: £39,000

Rates Payable: £18,000

All parties are advised to confirm the above with the Richmond Upon Thames Council.

EPC

A EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



FOR VIEWINGS PLEASE CONTACT

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SUBJECT TO CONTRACT