



FREEHOLD RESTAURANT & DENTAL INVESTMENT FOR SALE

**144 WANDSWORTH BRIDGE
ROAD
FULHAM
SW6 2UH**
2029 sq ft

SITUATION: Located in one of the best trading parts of the Wandsworth Bridge Road on the West side of the road at the junction with Clancarty Road. The unit is well placed for serving the Peterborough Estate and within reasonable reach of good transport facilities in Fulham Broadway. Nearby occupiers include Joes Brasserie, Sainsburys, Brinkleys Wine Bar Neptune Kitchens & Cafe Nero and various local restaurants and interiors shops.

DESCRIPTION: The property comprises a fully fitted lock up corner restaurant with two floors above currently let to a dentist.

RESTAURANT:	Frontage	14'6"
	Depth	25'3"
	Ground Floor	423 sq ft
	Kitchen	258 sq ft
	Basement Bar	415 sq ft
	Total	1096 sq ft
	Front Patio Seating area	250 sq ft

UPPER PARTS:	First Floor Rear	178 sq ft
	First Floor Front	384 sq ft
	Second Floor	371 sq ft
	Total	933 sq ft

LEASES: The restaurant is let to Sushi Circle Ltd on a 15 year FRI lease from May 2024 at a rising rent of £36,000 pa in Year 1 £37,000 pa in Year 2 £38,000 pa in Year 3 £40,000 pa in Year 4 and £42,000 pa in Year 5. A 6 month deposit is held. Sushi Circle Ltd had a T/O of £2.1m YE 31 12 2022 with a pre tax profit of £68k

The upper floors are a long time occupied dentist surgery let on a 15 year FRI lease from 1st October 2022 at a rent of £35,000 pa.

PRICE: Offers in excess of £1,100,000 are invited.



VIEWING: Vause Cribb & Co Chartered Surveyors
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