

EXTREMELY RARE OPPORTUNITY FULLY FITTED RESTAURANT AND FLAT TO LET IN PARSONS GREEN



ACCOMMODATION

Only available due to the forthcoming retirement of the long-term current incumbent, Nuovi Saporì, the premises are arranged over four floors with additional attic storage space. The restaurant is well configured and fitted to provide approximately 30 covers on the ground floor. The lower ground floor currently provides a private dining and bar area, which could easily be configured to provide more permanent seating. A well fitted kitchen, staff area, customer W/Cs and additional storage areas provide an excellent opportunity for a future tenant to decorate to their own taste, with minimal works required. The unit extends to the following areas:

Restaurant: 1267 sq ft plus WCs
Apartment: 1105 sq ft plus attic storage and terrace

The residential accommodation, whilst in need of some modernisation, provides an extremely rare opportunity for the Tenant to live on site, or to offer accommodation to staff or other potential tenants.



LOCATION

Located in a highly visible and prominent position on the South side of New King's Road, the unit is well positioned to serve the catchment areas of Parsons Green, Fulham, Putney and Chelsea. The upmarket area that surrounds Parsons Green is well known for its characterful shopping, period buildings, smart delis, well-

heeled coffee shops, and elegant homeware stores not to mention a whole host of chic boutiques. Other well-established operators nearby such as Holly's House, Koji, Cocotte, 1910 Mexican Cantina, together with a range of local and independent cafés & restaurants demonstrate the strong demand locally for F&B operators. Other nearby occupiers include Starbucks, The Co-op, Mr Resistor, Iron Body Fit, Real Flame, and host of independent retailers.

LICENCE

We have been advised that the property benefits from a Premises Licence for the following hours:

Monday to Saturday	10:00am – 11:00pm
Sunday	12:00pm – 10:30pm



CONNECTIVITY

New King's Road's connections are well developed with the A3, A4 The King's Road and Fulham Road providing vital arteries into the centre of London. There is immediate pedestrian access from the property to established bus routes and the property is equidistant between Parsons Green and Putney Bridge Tube Stations.

TERMS

The premises are available by way of a new Lease for a Term to be agreed on FRI terms at an annual rental of £85,000 per annum and includes the benefit of the current fixtures, fittings, goodwill and premises Licences.

FLORPLAN & EPC

Floorplans and EPC are available on application to the agent.

VIEWING

Staff are currently unaware of the forthcoming sale and therefore please do not make any direct approaches to any members of staff on site. Viewing is therefore **strictly by appointment** through sole agent Vause Cribb & Co.

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While we endeavour to make our sales details accurate and reliable, if there is any which is of particular importance to you please contact this office and we will be pleased to check information for you, particularly if you are contemplating travelling some distance to view the property. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere. These particulars comply with the requirements of the Property Misdescription Act 1991.

