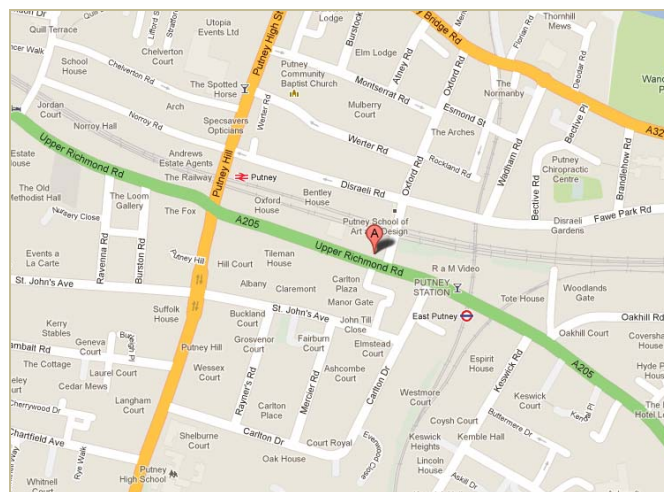


A3 SHOP WITH LARGE TERRACE PUTNEY



146 UPPER RICHMOND ROAD, PUTNEY, LONDON, SW15 2SW

Location

The property is located in the middle of the primary restaurant pitch in Putney. Neighbours include Nando's, Pizza Express, Caffe Nero, Strada and various independents. Please follow the link below for a map. [Google Street Link](#)

Description

The property is arranged over basement and ground floor. The basement is toilets. The ground floor has an open retail space at the front and is elevated at the rear to provide an attractive mezzanine area accessed by stairs with lots of light coming in from the large glazed area at the back. Beneath the mezzanine is the kitchen which is quite small but appears adequate for the current operation.

At the front is a relatively large terrace which is bigger than those of other restaurants nearby.

We understand the gross approximate areas to be as follows:

Ground Floor	241 sq m	2,600 sq ft
Basement	39 sq m	417 sq ft
Total	280 sq m	3,017 sq ft

Tenure

The property is held leasehold for a term of 25 years from 1995 therefore with 8 years remaining. The rent is £80,000 per annum and the next review is in 2015.

Premium

A premium in the region of £150,000 is sought for the leasehold interest and business. Greg Wallace may be prepared to continue his involvement in the venture if a new owner is interested in this.

Planning

A3 Use permitting restaurant use as opposed to bar. We assume the terrace is licensed in the same way as the interior.

Further Details

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Contact: Josh Leon
Tel: 020 7299 0745
Email: jleon@daviscofferlyons.co.uk

This sale is confidential and the staff may not be aware. We recommend that you initially inspect the premises as a customer being careful not to raise suspicions. For seriously interested parties, we can organise formal access to the back of house areas with some notice.

Davis Coffe Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyons Limited.