



NIGHTCLUB / BAR PROPERTY

Chelsea / Fulham

Nightclub/Bar Opportunity - 2:30am Licence
At Junction of Fulham Road, Edith Grove and Redcliffe Gardens



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At Junction of Fulham Road, Edith Grove and Redcliffe Gardens
266-266a Fulham Road, London SW10 9EL

Approx. 2,052 sq ft

Location

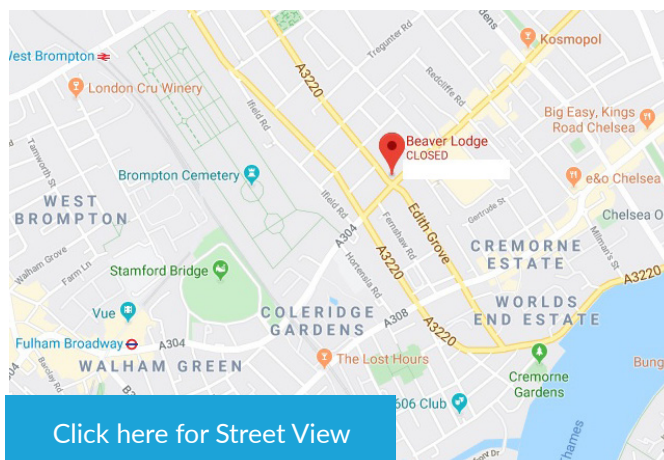
The premises are situated on the busy junction of Fulham Road, Edith Grove, and Redcliffe Gardens. Located close by are Stamford Bridge and Fulham Broadway (a 10-minute walk), the junction of Fulham Road and Park Walk (a 5-minute walk) and King's Road/World's End (an 8-minute walk).

Nearby

GOAT

Sainsbury's Local

TESCO
express

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Accommodation

Arranged over basement, with ground floor entrance courtyard, with the following approximate areas:

Basement	2,052 sq ft
Total Area	2,052 sq ft (190.70 sq m)

Rates

We understand that the property is assessed as follows.

Rateable Value	£64,000
Payable 2019/20	£32,256

Interested parties are advised to verify with the Local Rating Authority.

Lease

Assignment of lease, due to expire 13 June 2027, understood to be held inside The Landlord & Tenant Act 1954. The passing rent is £67,000 pax. The next rent review is 2 October 2020.

EPC

An Energy Performance Certificate is available upon request.

Licencing

Late Night Refreshment: Mon-Sat (2:30am), Sun (2am)
Maximum Capacity: 180 (150 - Sundays)

Legal costs

Each party to be responsible for payment of their own costs.

Premium

A premium of £300,000 (plus VAT, if applicable) is being sought, for the valuable leasehold interest, premises licence, and fixtures & fittings.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

Theo Benedyk

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.