

CONFIDENTIAL CAFÉ / RESTAURANT OPPORTUNITY

277 New Kings Road, Parsons Green, SW6



Description

This premium style Artisan Café/Restaurant was immaculately refurbished in 2019 to a very high standard and includes a fully fitted kitchen, high level extraction for restaurant usage, air conditioning, a walk-in fridge room and an attractive rear trading garden. The premises are located in a desirable location in trendy Parsons Green close to the new **OREE**, **COCOTTE** and **KOJI**. Click the following link to see exact location: <https://goo.gl/maps/KtKqwpdjNPRsVmjy7>

Accommodation

The premises are arranged on ground floor, basement and rear trading garden having the following approximate areas: -

Ground Floor	534 sq ft	49.6 sq m
Rear Garden (trading with table and chairs)	200 sq ft	18.6 sq m
Basement	420 sq ft	39 sq m

Licence

The premises have the benefit of an alcohol licence and full planning for a restaurant use.

Tenure

The premises are held on a lease for a term expiring in June 2029 subject to a rent review in June 2024 at a rental of **£38,000 per annum exclusive**, within the protection of the Landlord & Tenant Act 1954.

Premium

A premium of £75,000, subject to contract is sought for the benefit of the leasehold interest to include all fixtures, fittings, equipment, and non-branded items.

Viewings

As the staff are unaware, please ensure that all viewings are arranged by prior appointment via:

Tim Kourides, MRICS

tim@tkretailproperty.com

07799 628 860



TK RETAIL PROPERTY
37/38 South Molton Street
London W1K 5RL
020 7436 1600

www.tkretailproperty.com



These particulars are for guidance only. Accuracy cannot be guaranteed. They do not form part of any contract.

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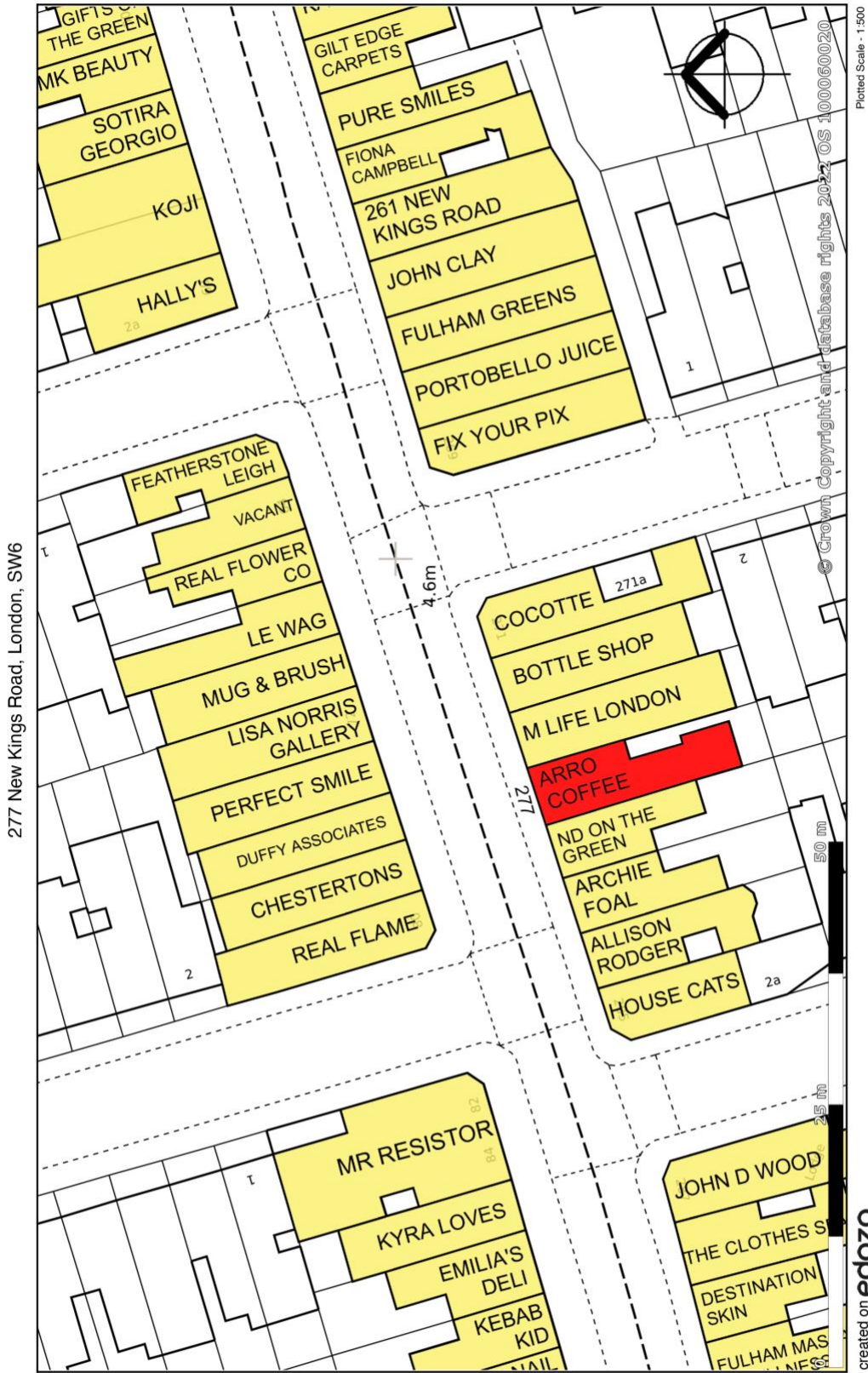
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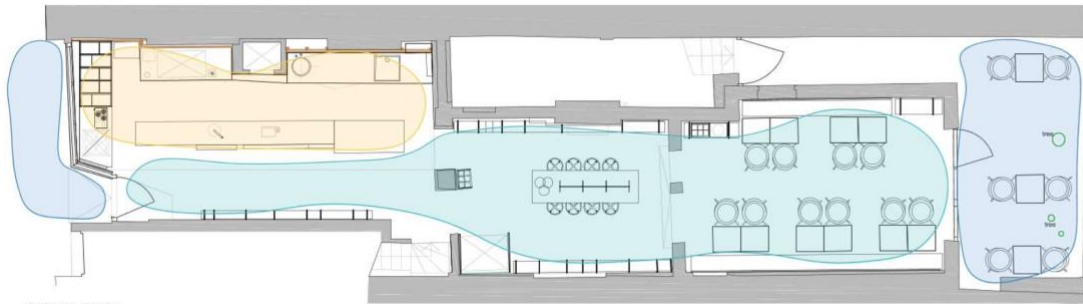
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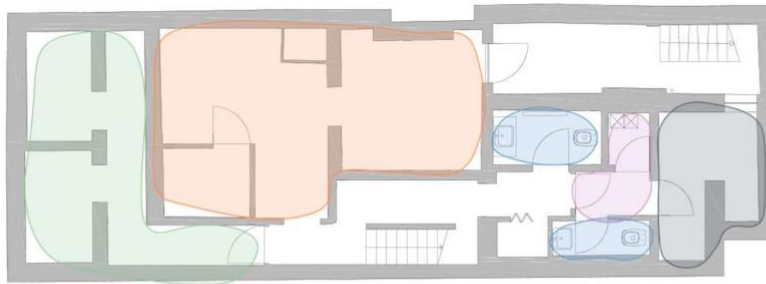
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GROUND FLOOR



BASEMENT

GROUND FLOOR

- SHS SHOP SELLING AREA
- SHO SHOP OPERATING AREA
- EX EXTERIOR

BASEMENT

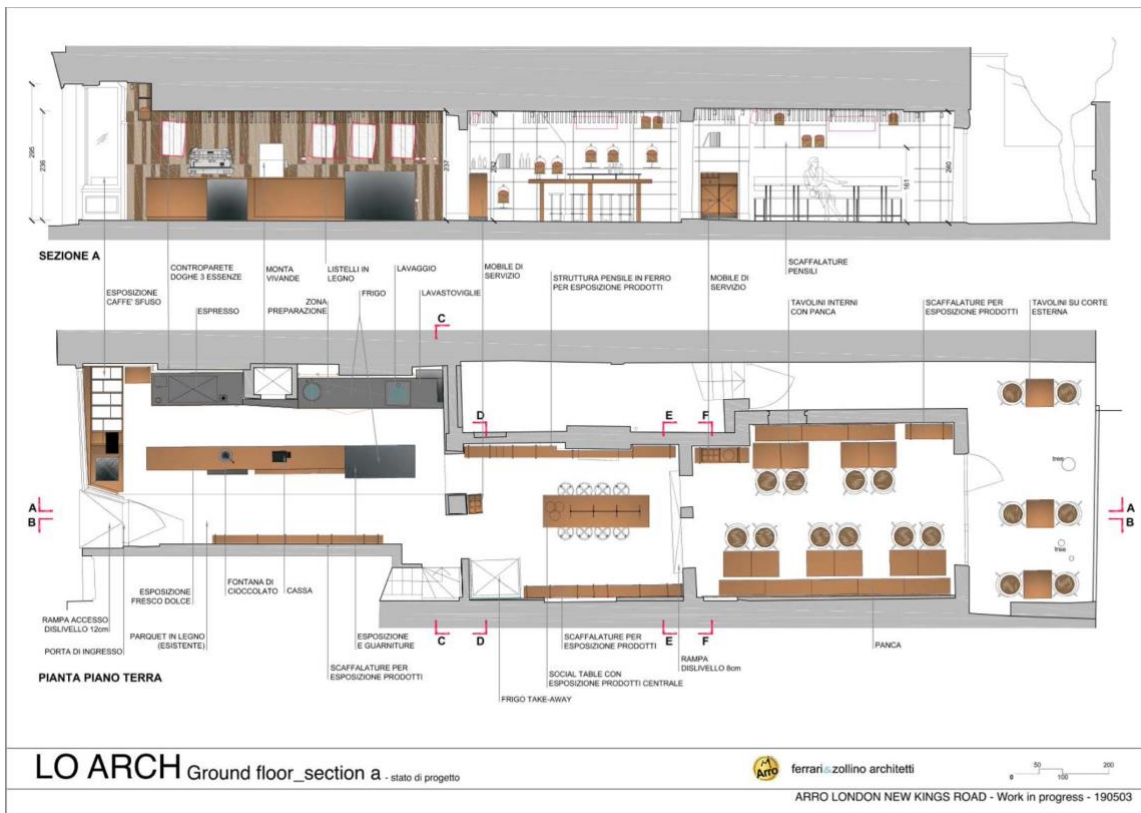
- ST STORAGE
- TL TOILETTE
- CR CLOSET ROOM
- OF OFFICE
- K KITCHEN

LO AMBIT operative sector - stato di progetto

ferrari.zollino architetti

0 50 100 200

ARRO LONDON NEW KINGS ROAD - Work in progress - 190503



LO ARCH Ground floor_section a - stato di progetto

ferrari.zollino architetti

0 50 100 200

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