

105 Falcon Road

To let

London, SW11 2PF



Prominent Location

Large restaurant with prominent frontage near Clapham Junction



Quoting Rent

£30,000 per annum



Size

1,512 sq ft NIA



Planning

Class E(B) use (restaurant)

Get more information

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Description

This excellent restaurant unit is located on the busy and well-connected Falcon Road less than 5 minutes' walk from Clapham Junction Station. The surrounding neighbourhood comprises predominantly retail and densely populated residential. The unit has superb exposure to passing trade given its corner situation. Falcon Road runs into the A3205 between Wandsworth Bridge and Battersea to the north, and the A3036 (St. John's Hill) to the south.

The property has a ground floor seating area and an upper ground floor seating area along with a bar area. Downstairs you will find the kitchen along with male and female W/C's and a further large seating area along with some storage.

Unit is taken as seen.

Accommodation

Floor	Area (sq m)	Area (sq ft)
Ground Floor Dining Area	55	592
Raised Mezzanine Dining Area	14	152
Basement Dining Area	35	378
Basement Kitchen and Ancillary	36	390
NIA	141	1512

The areas quoted are approximate.

Rent

In the region of £30,000 per annum.

Rent Deposit

A 6-month rent deposit will be required.

Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

Previously used as a restaurant, this property is likely to be suitable for continued use as a restaurant or planning consent will be required for a change of use to another use class order.

Interested parties should carry out their own due diligence in this regard.

Specification

- Bar area with customer seating
- Mezzanine seating area
- Basement seating
- Kitchen
- Customer WCs

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

The EPC is rated D and is available on request.

Legal Costs

The tenant is to be responsible for all legal costs incurred in the transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

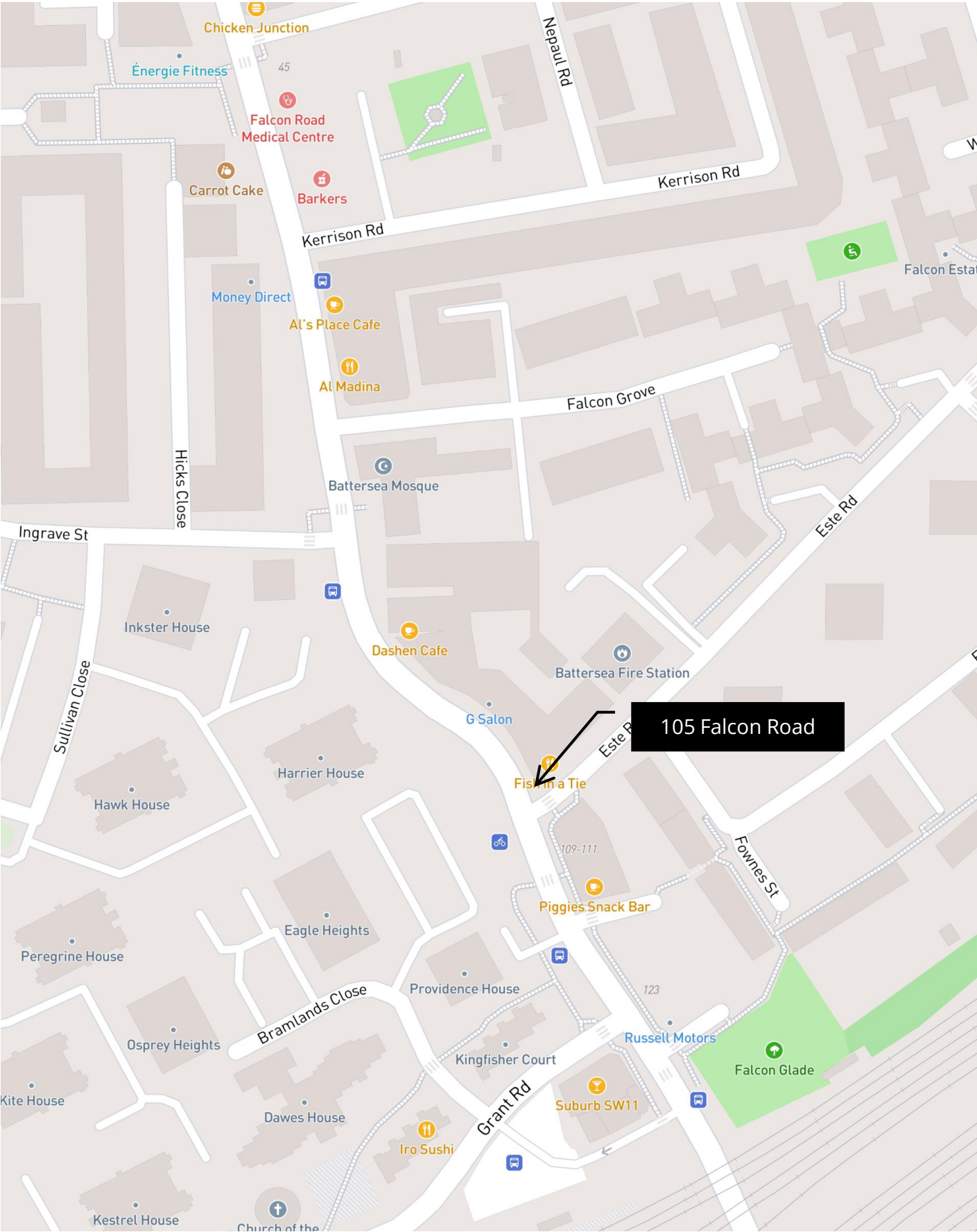
Service Charge

TBC.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

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scan the QR code



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