

LATE NIGHT LEASEHOLD BAR FOR SALE – TOOTING, SW17**82 MITCHAM ROAD, TOOTING, LONDON, SW17 9NG**

- Approximately 250 metres south east of Tooting Broadway Station
- Fronts busy commercial pitch
- Ground floor gross internal area approximately 700 sq ft (65 sq m)
- Licensed until 2:00 am Friday and Saturday
- Passing rent of £30,000 per annum
- Free of tie lease expiring on 3rd August 2031

LEASEHOLD FOR SALE – fully fitted and equipped

PREMIUM OFFERS IN THE REGION OF £75,000

SUBJECT TO CONTRACT – Sole selling agent

LONL636

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property lies less than 250 metres south east of Tooting Broadway Underground Station (Northern Line), fronting Mitcham Road. It's a busy commercial pitch surrounded by a mixture of retail and leisure uses with an attractive residential neighbourhood just off the main road. Nearby occupiers include McDonald's, Daddy Bao and the Antelope PH.

Tooting Broadway Underground Station (Northern Line) provides frequent services into central London (both Leicester Square Station and Bank Station) with journey times of around 20 minutes.

A location plan is enclosed. [Link to Street View.](#)

Description

Ground floor premises comprising an open plan trade area with a single bar servery and a set of customer WC's to the rear.

According to Nimbus Maps, the building footprint is approximately 71 sq m (765 sq ft).

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the London Borough of Lambeth it is understood the property has a Premises Licence permitting the sale of alcohol from 11:00am until 12 midnight on Sunday to Thursday and 11:00am until 2:00 am on Friday and Saturday.

Rating Assessment

The property is listed within the current (April 2023) Rating List as a 'Shop & Premises' with a Rateable Value of £20,250.

Tenure

The property is held under the terms of a 15 year lease from 4th August 2016 which expires on 3rd August 2031. The rent passing is £30,000 per annum with five yearly open market rent reviews and the next review scheduled for August 2026. A copy of the lease is available upon request.

Basis of Sale

The vendor is inviting premium offers in the region of £75,000 for the benefit of the fully fitted and equipped leasehold interest. Subject to contract.

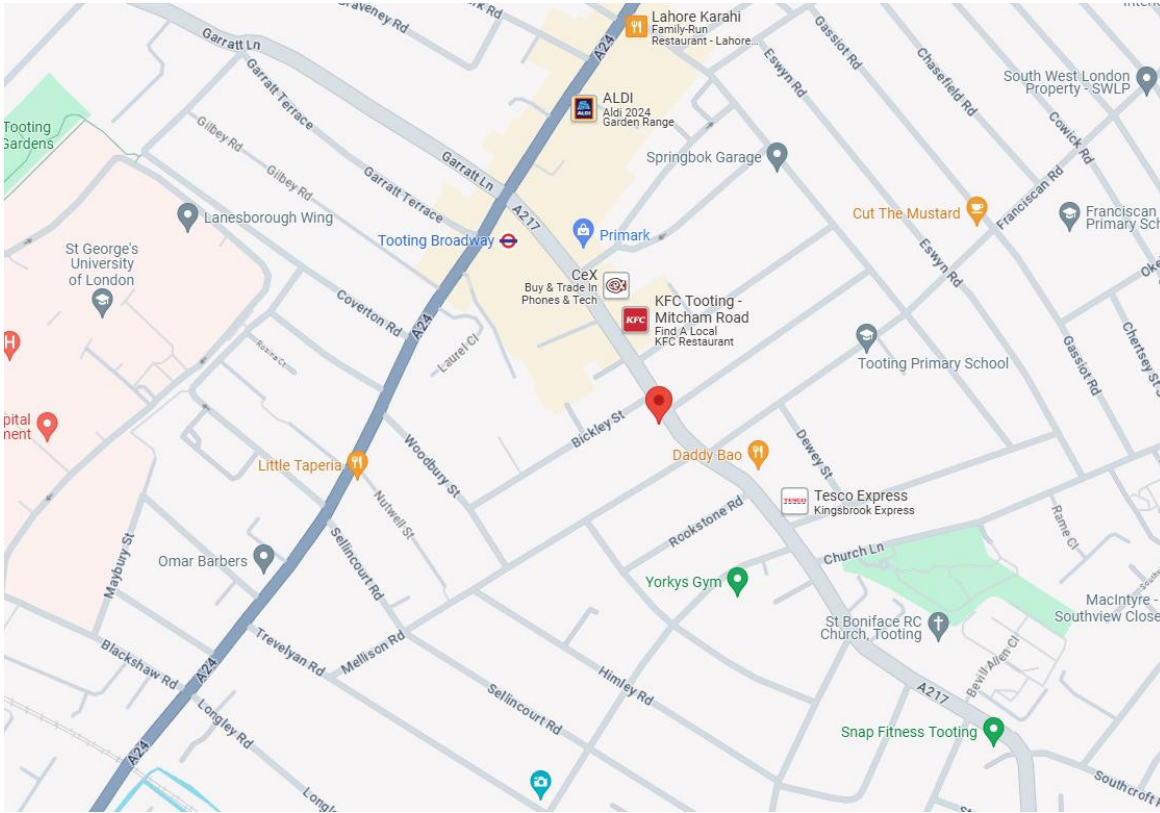
Viewing and Further Information

For further information or to organise a viewing, please contact either Michael Penfold or Panayiotis Themistocli of the sole selling agents: Michael.penfold@agg.uk.com (mob. 07894 210 853) or Panayiotis.themistocli@agg.uk.com (mob. 07973 856 232).

EPC

Rating E – 109. [Link to EPC](#)

Location Plan

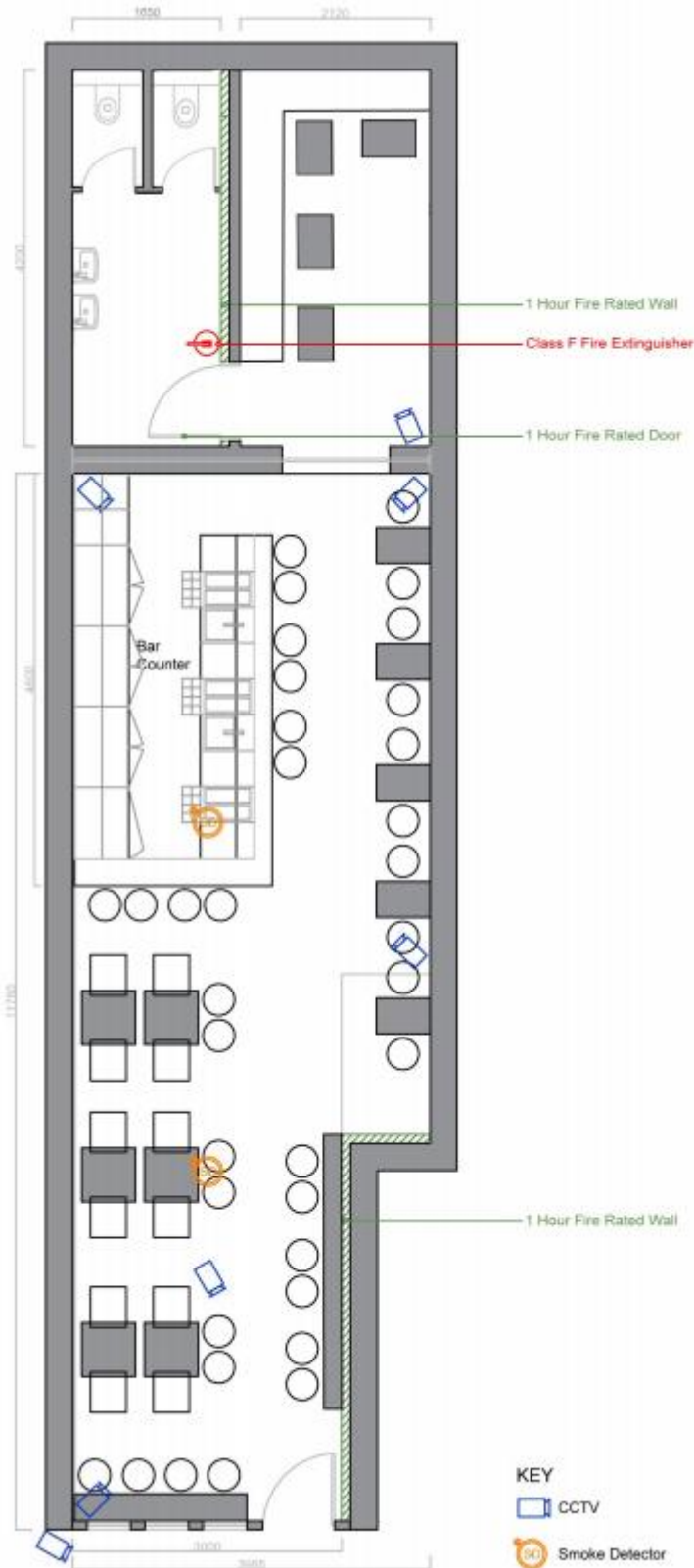


Source: Google Maps. Not to scale - Provided for indicative purposes only.

Photographs



Floor Plan



The above plan is extracted from the premises licence, it is not to scale and is provided for indicative purposes only.