

18 LONDON ROAD, FOREST HILL, LONDON, SE23 3HF

TO LET ON NEW LEASE



PROMINENT RESTAURANT/BAR PREMISES

Approx: 420.26 SQ. M. (4,524 SQ. FT.)

REDUCED RENT: £55,000 PER ANNUM EXCLUSIVE

Location

The premises are situated in a busy parade of shops on London Road (A205). Multiple retailers within the close proximity include Santander and Barclays Bank, WH Smiths, Pizza Hut and The Capital building (Weatherspoons Public House).

Forest Hill mainline railway station is within walking distance of the property and provides regular services into Central London. There are also various buses serving the area located on London Road. The area is densely populated with commercial and residential properties.

Description

The premises comprise a former Italian restaurant which benefits from a prominent frontage comprising of wooden framed - double glazed concertina style doors / windows which can be folded back. There are manually operated security shutters installed to the front of the shop

The restaurant comprises a main seating area with ancillary restaurant area. To the rear of the premises is where the kitchen was previously located. There is a full ducting system in place and there are two separate fire exits which lead to a small alley way at the rear of the premises called Havelock walk. The property has three phase electricity supply as well as a gas supply to the property.

The property also has access via ground floor staircase to a dry and secure basement area.

Accommodation

The property has the following approximate net internal areas:

Ground Floor Restaurant	371.04 sq. m. (3,994 sq. ft.)
Basement	49.22 sq. m. (530 sq. ft.)

Total Accommodation **420.26 sq. m. (4,524 sq. ft)**

Terms

The property is to be let on a new full repairing and insuring lease for a term to be agreed.

Rates

The property has yet to be assessed for rates. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

Planning

The premises have most recently been used as a restaurant/bar under A3 and A4 planning consents. However, the tenant must make their own enquiries of the Planning Authority to ensure that their proposed use is permissible prior to entering into any form of contract.

Rent

£55,000 per annum exclusive.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Please note that VAT will be chargeable.

Viewing

Strictly by prior arrangement with sole agents Hindwoods.

CG4612

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".