

PRIME FITTED RESTAURANT TO LET

3 Plaza Garden, 88 Upper Richmond Road, Putney SW15 2DT

LOCATION

The restaurant is located on the North side of Upper Richmond Road and directly opposite East Putney Station (passenger numbers circa 5.1 million entries and exits per annum).

The parade is an established bar and restaurant pitch and nearby traders include, Waitrose, Coop, Costa Coffee, East Putney Tavern, Pizza Express, Domino's Pizza, Nando's, Ghost Whale Bar, Roxie Steaks, Home SW15 Restaurant and Rosy Lea Café.

ACCOMODATION

The unit previously traded as a Modern Thai restaurant and bar and is fully fitted and benefits from a large external seating area to the side of the premises.

The restaurant comprises a ground floor of 3,327 sq ft 311.80 m2.

The unit benefits from a large external seating to the side.

LEASE TERMS

New lease for a term by arrangement.

RATES

We are informed by the Local Authority that the current Rateable Value for the premises is:

Rateable Value:	£88,500
UBR:	£0.546
Rates Payable:	£48,321

RENT

Rental offers in excess of £82,500.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

Available upon request.

AVAILABLE SIZE

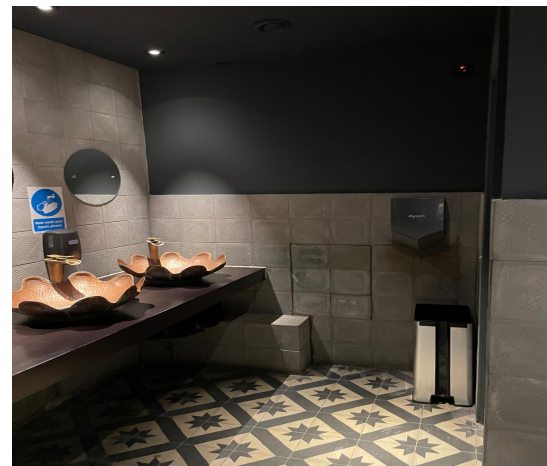
3,327 sq ft.

VIEWINGS

All viewings are to be arranged strictly through Bruce Gillingham Pollard:

Nick Goodman
07818 012 432

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