



342 Old York Road Wandsworth SW18 1SS

Café / Restaurant with Pavement Seating

Area: 893 FT² (83 M²)

Initial Rent: £35,000 PA



LOCATION
Busy local street



TRAIN
Wandsworth Town



CATCHMENT
Commuters and locals



FRONTAGE
Approx 5m (gross)



USE CONSENT
A3 Cafe Restaurant



GAS
In basement



AVAILABILITY
Immediate



PARKING
Street parking



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LOCATION:

The property is situated on the north side of this busy local shopping thoroughfare, within a few hundred yards of Wandsworth Town railway station.

Nearby occupiers include The Alma PH, Costa Coffee, Konnigan's Restaurant, Pizza Express, Mary's Living and Giving and a Sainsbury's Local.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	413	38
Basement	480	45
TOTAL	893	83

DESCRIPTION:

Comprising a self-contained café/restaurant unit (A3 use) on ground floor and basement.

The ground floor is arranged as a seating area with a small rear area and customer WC and has the benefit of forecourt seating.

The basement comprises a kitchen, vault storage, office and staff room and WC.

TENURE:

Terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Approx. £9,500 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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