



Prime Restaurant Unit To Let

299 Borough High Street, London, SE1 1JG

Location

The subject property occupies a highly visible prime restaurant and leisure pitch on Borough High Street, within a small parade of shops. Approximately 3 minute walk from Borough Underground Station.

Borough High Street is the primary retail & leisure destination in Borough and is home to a thriving mix of independent and multiple national retailers, service providers, cafes and restaurants.

Accommodation

Currently trading as a traditional Italian restaurant (Flavours of Naples) and has been in business at the current location since 2012. The current layout benefits from 32 covers inside and license for a further 12 covers outside. Premises also benefits from kitchen/prep area and cooler storage to the rear.

Licensing

The property is licensed to trade Monday to Friday from 7am to 11pm and on Saturday from 9am to 11pm. Currently closed on Sunday. There is also the benefit of a 7 day alcohol licence.

Size

The unit has the following approximate floor areas:

Ground Floor: 393 sq.ft 36.51 sq.m

Tenure

The property is held on lease for a term of 15 years from 25th June 2018. The current passing rent is £25,000 per annum and is subject to 5 yearly rent reviews. The lease is held within the Landlord and Tenant Act 1954 Part II.



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Rent

£25,000 per annum exclusive

Premium

£250,000 for the benefit of the business and all fixtures & fittings. (full spec and list available)

Business Rates

Rateable Value: £17,250
Rates Payable 18/19: £8,470pa

Use

A3/A5 Use.

VAT

All figures quoted are exclusive of VAT. No VAT payable on the Premium.

EPC

Available upon request.

Contact

Through Joint Agents:

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