

Tel 020 8563 9333

Fax 020 8563 9666

Mob 07885 802497

HARRIS-TAYLOR
COMMERCIAL

29 Melville Road, Barnes
London SW13 9RH
mhht@btconnect.com
www.harris-taylor.co.uk

Attractive Fully Fitted Restaurant

For Disposal - Affluent Residential Area

Zia Pia 109 Sheen Lane East Sheen London SW14 8AE



Location

The premises occupy a prominent location near the junction with Upper Richmond Road West (A205 South Circular Road) in this affluent residential area, close to Barclays Bank, Hamptons International, Chesterton Humbert and Holloways of Ludlow. Sheen Lane Health Centre Library and Public Car Park are directly opposite and Mortlake Station (direct service to Waterloo) is within a short walk.

Accommodation

This comprises a ground floor lock up unit with approximately 30 covers arranged as follows:

Restaurant	Internal width	11 ft 8 ins	Fully fitted kitchen	150 sq ft
	Depth	29 ft 5 ins	Store Room	124 sq ft
	Area	343 sq ft	plus staff wc and 2 customer wc's	

Misrepresentation Act 1967: Harris-Taylor Commercial give notice that:-

- The particulars are set out as a general outline only for the guidance of the intending purchasers, and do not constitute, nor constitute part of, an offer or Contract.
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Finance Act 1989: Unless otherwise stated all prices, rents and figures quoted are exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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Zia Pia 109 Sheen Lane East Sheen London SW14 8AE (contd.)

Terms

A new full repairing and insuring lease will be granted for 15 years or longer subject to rent reviews at the end of each 3rd year at a rent of £17,250 pa exclusive.

Premium - Offers are sought in the region of £25,000 for the goodwill, fixtures and fittings.

Legal Costs - Each party is to bear its own legal costs

Rating

According to the Valuation Office Agency website the premises are assessed as follows:

Rateable Value £12,000 - UBR £0.45 (small business rate).

Estimated Rates Payable £5,400 pa (2012-2013)

Further Details/ Viewing

Inspections should be arranged strictly by prior appointment through the Sole Agents

Harris-Taylor Commercial

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PS Please note adjoining property at 107 also available. Further details on request.

SUBJECT TO CONTRACT
EXCLUSIVE OF VAT
IF APPLICABLE

Check out our website for some other instructions & recent deals

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April 2012

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