



17 APPROACH ROAD, LONDON, SW20 8BA

£34,000 Per Annum



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

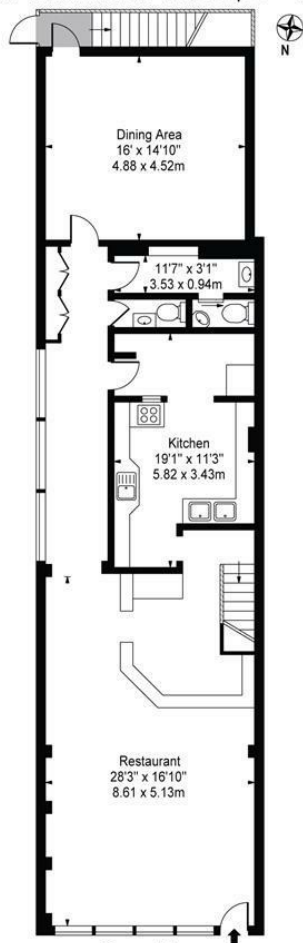
020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto:info@csj.eu.com)



Approach Road, SW20 8BA  
Approx. Gross Internal Area 1156 Sq Ft - 107.40 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

Lease Assignment of Restaurant & Flat above

Ground floor restaurant premises comprises main restaurant area with around 45 covers, kitchen, two WCs and rear private dining room with a further 15 covers. The property also benefits from outside seating to the front with a further 4 covers.

Residential above over 1st and 2nd floors which is currently let using Air b&b

GF is currently trading as a Lebanese Meze restaurant the current tenants are looking to sell on their remaining 8 year lease to include all fixtures and fittings.

A list of fixtures and fittings available on request.



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Colliers Wood  
London  
SW19 2JF



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## Location

Raynes Park is an affluent and desirable South-West London commuter suburb 1 mile south-west of Wimbledon Town Centre, 5 miles south-east of Richmond, 3 miles east of Kingston Upon Thames and 8 miles from London's West End.

The property is In close proximity to the A3 and A24 providing links to the M25 motorway (Junctions 9 and 10)

Raynes Park Railway station is just 2 minute walk to the west (21 minute direct service to London Waterloo)

Raynes Park is a station on the proposed Crossrail 2 line. 28 trains stop at Raynes Park every hour

Nearby retailers include Waitrose, , Greggs, Starbucks, Boots and a number of independent restaurants and pubs

## Terms

Lease Assignment with 8 years remaining

Rent : £34,000p/a

Premium : £155,000

## Viewings

Strictly by appointment only

Contact sole agents, Christopher St James, 020 8296 1273

## Rates

Interested parties to make their own enquiries to the relevant billing authority

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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