



CHARTERED SURVEYORS • LICENSED LEISURE SPECIALISTS

## NINE ELMS MODERN BAR/RESTAURANT FULLY FITTED AND TRADING

- Located opposite American Embassy – high value / density residential surrounding
- 6,000 sq ft ground floor providing 200 covers and long bar servery
- 70 covers externally overlooking open space
- Extensive and impressive frontage with tall ceilings
- Refurbished to extremely high standard - open and trading
- Lease expires 2044 – rent £168k pa

## GUIDE PRICE £100K FOR LEASEHOLD INTEREST AND TRADE CONTENTS

Further information will only be provided to named parties.  
Please contact Richard Negus on either tel. 07850 642 808 or email.  
[richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com) for further details.

**SUBJECT TO CONTRACT** sole selling agents

LONL664

8 EXCHANGE COURT COVENT GARDEN LONDON WC2R 0JU TEL 020 7836 7826 WWW.AGG.UK.COM

**DIRECTORS** A R ALDER BSc (Hons) FRICS J B GRIMES BSc (Hons) MRICS D GOODERHAM MRICS R A NEGUS BSc MRICS

M L PENFOLD BSc (Hons) MRICS P A THEMISTOCLI BSc (Hons) MRICS