

The Blue Fig

5-6 Balham Station Road
London
SW12 9SG

Leasehold: £75,000
Annual Rent: £37,400

Ref: 4267841

KEY HIGHLIGHTS

- Next to Balham Underground Station
- 8 years remaining on 10-year lease
- 40 cover restaurant
- Bar and open kitchen
- Turnover circa £325k net per annum
- 79 m2 / Energy Rating C



DESCRIPTION

Blue Fig is a vibrant and welcoming restaurant in the heart of Balham, currently offering a unique blend of Palestinian, Middle Eastern and British-Mediterranean cuisine. This stylish eatery serves breakfast, brunch, lunch and dinner with dishes crafted from fresh, natural ingredients.

Blue Fig has quickly become a local favourite, known for its warm ambiance, exceptional food and diverse menu. Whether you're looking for a casual dining experience, a weekend brunch, or an evening meal, Blue Fig offers an inviting space for both locals and visitors to enjoy.

LOCATION

Blue Fig is ideally located in the heart of Balham, a lively and well-connected area in South London. The property benefits from exceptional transport links, positioned directly opposite Balham Tube and Overground Station. The Northern Line offers fast access to central London, including Waterloo, London Bridge, and King's Cross St Pancras, while the Overground connects to Clapham Junction, a major transport hub. Local bus routes provide easy links to Tooting, Clapham, and Brixton, and the area's cycle-friendly infrastructure enhances accessibility.

Surrounded by a host of branded and independent restaurants, Balham is a thriving destination with a high footfall.

FIXTURES & FITTINGS

Trade fixtures and fittings in the property are included in the sale.





THE OPPORTUNITY

Acquiring the lease for Blue Fig in Balham presents a rare opportunity to take over a fully fitted, stylish restaurant in a high-footfall location directly opposite Balham Tube & Overground Station. The double-fronted space has undergone a complete refurbishment, offering a modern and inviting dining environment with circa 40 covers and a fully equipped kitchen. This is an exceptional opportunity for restaurateurs looking to establish or expand their presence in one of South London's most sought-after locations.

GROUND FLOOR

- 40 cover restaurant
- Bar servery
- Unisex WC
- Open kitchen
- Prep area
- Storage

TENANCY

This is an opportunity to acquire an existing 10-year, fully repairing and insuring leasehold with 8 years remaining, contracted in to the landlord and tenant act 1954 at a passing rent of £37,400 pa (plus VAT), subject to 5-yearly rent reviews. The landlord will likely require a 3-6 month deposit and/or personal guarantees.

BUSINESS RATES

The VOA lists the property with a rateable value of £21,000 from April 2023. The local authority is Wandsworth Council.

TRADING INFORMATION

Trading information provided shows that as of Febuary 2025, the business is forecasted to post an annual turnover of just over £325,000 net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

TRADING HOURS

The opening hours of the premises are as follows:

- Monday to Saturday 10am - 10pm
- Sunday 10am - 4pm

Licensed opening hours:

- Monday to Sunday 8am - 11pm

STAFF

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the property and business, and also the registrations, licences, permits and certificates required to trade.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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