

TELEPHONE

020 8995 5678

• CONFIDENTIALLY AVAILABLE •

Very Well Presented Restaurant Plus Residential Upper Parts

RESTAURANT (A3 Use) 640 sq. ft. [59.46m²]

BASEMENT – 545 sq. ft. [± 9'0 ceiling height]

1st & 2nd Flrs Maisonette (AST Let) (details see over)

plus

**132 CHISWICK HIGH ROAD
London W4 1PU**

LEASE – FOR SALE



LOCATION:

Situated on the north side of Chiswick High Road (A315), midway between its junctions with Chiswick Lane (A316) and Turnham Green Terrace (B491). This busy parade includes Pho, Feather & Black, Leyland Specialist Decorators and The Roebuck PH. Other nearby retailers include Metro Bank, GBK, Sainsbury's Local, Honest Burger, Franco Manca and Space NK. Convenient for the many bus routes which serve the area, and Turnham Green TfL District line station. 'Pay & Display' parking close by.

ACCOMMODATION:

Restaurant/Café with A3 Use arranged over the ground floor & basement:

Ground (including rear kitchen) **640 sq. ft.** (59.46m²)

Basement (storage & vaults) **545 sq. ft.** (50.63m²)

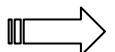
TOTAL (Gross internal) **1,185 sq. ft.** (110.09m²)

Plus Male/Female WCs/Washrooms

MAISONETTE arranged over the 1st & 2nd floors with private rear entrance - 4 rooms plus kitchen and bathroom

Rear yard – parking for 3 cars accessed from Mayfield Avenue

(the above measurements are approximate and for guidance only)



11 DEVONSHIRE MEWS, CHISWICK, LONDON W4 2HA T: 020 8995 5678

info@mjfinncommercial.co.uk
www.mjfinncommercial.co.uk

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

FEATURES:

CONFIDENTIALLY AVAILABLE • **A3-USE** Restaurant/café • **Very well presented** – refurbished to a high standard • *Permitted trading hours: Mon – Sat 08.00 – 23.00, Sun 09.00 – 22.00* • Fitted kitchen • Good storage with cold room • Gas • CCTV • Rear access • Basement with good ceiling height (9'0 [2.73m]) • 1st & 2nd Floor MAISONETTE (AST LET – current income around £45,000 per annum) • CLOSE TO MANY MULTIPLES • Rear Yard with **PARKING**



TERMS

LEASE:

Full repairing & insuring lease for a term of 10 years (from May 2011), subject to rent reviews every 5th year.

RENT:

£77,500 per annum exclusive.

PREMIUM:

Offers in excess of **£150,000** subject to contract, for this favourable lease, the Assignor's substantial improvements, goodwill and fixtures & fittings (*list available upon request*).

Average annual turnover is ± £7,000 Per week. Stock at Valuation.

RATES:

Please contact the London Borough of Hounslow on 020 8583 5708. We are advised that the Rateable Value for the shop is £47,750.

LEGAL COSTS:

The incoming tenant to contribute £2,500 + V.A.T. towards the Assignor's legal costs in this transaction.

POSSESSION:

Immediately upon completion of legal formalities.

VIEWING:

By prior appointment through the Assignor's sole agents:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Email: info@mjfinncommercial.co.uk

Web site: www.mjfinncommercial.co.uk

www.zoopla.co.uk

N.B. Rent, Premium, etc. quoted exclusive of V.A.T.

Subject to Contract 04/2018