



1 London Rd, Brentford, TW8 8JB

SUMMARY

- Restaurant to let in Brentford, West London.
- Based on a busy road
- Unit benefits from A3 use
- Good transport links
- Fully equipped kitchen
- Walking distance to Brentford railway station

DESCRIPTION

The restaurant is located in Brentford on London road. The unit offers first floor space of 833.9 sqft and lower ground floor space of 257.9 sqft. The property is based on a busy road and is currently occupied as an Indian restaurant. The unit benefits from A3 class use. The unit is fitted with an air conditioning system and offers a fully equipped kitchen.

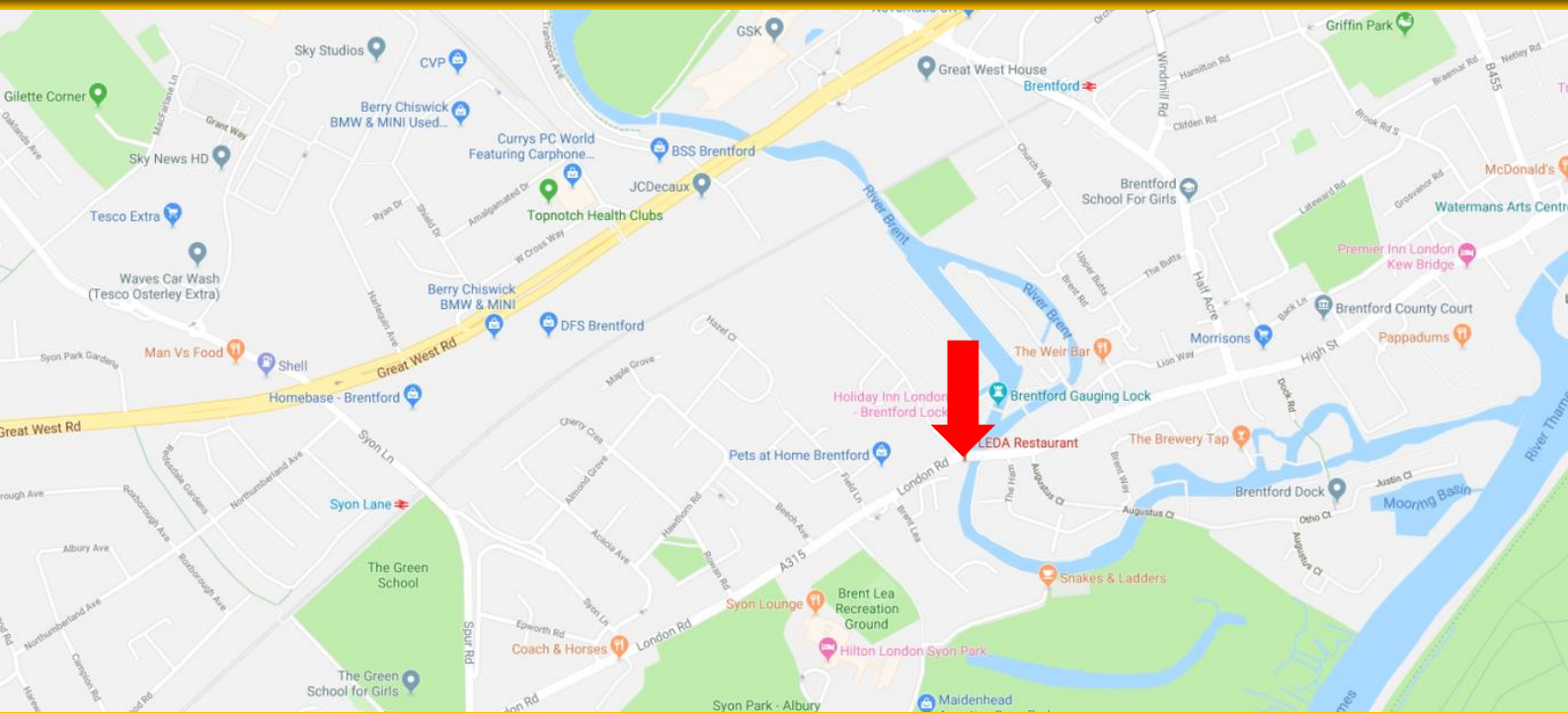
SCHEDULE OF ACCOMMODATION

The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Ground Floor Sales	53.54	576
Lower Ground	Retail area	10.44	112.30
Lower Ground	Kitchen	9.73	104.70
Lower Ground	Public Toilets	3.8	40.90
Total		77.51	833.9

LOCATION

The property is located within the London Borough of Hounslow which is located approximately 10 miles to the south west of Central London and 5.6 miles from Heathrow Airport. The property is a 12 minute walk to Brentford railway station.



TENURE

Rent £24,000
Premium Offers Invited

BUSINESS RATES

Rateable value £17,750
Rates payable £8,520

Interested parties are advised to confirm the rating liability with the Local Authority on; 020 8583 4242.

EPC

Certificate available upon request

VAT

To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Raj Sandhu 0208 569 8500
E-mail: Raj@monarchcommercial.co.uk

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