

VDBM

Chartered Surveyors

30A Green Lane
Northwood
Middlesex
HA6 2QB

Tel: 01923 845222

Email: property@vdbm.co.ukWeb: www.vdbm.co.uk

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RESTAURANT LEASE FOR SALE CENTRAL UXBRIDGE



Ground Floor + Basement
Capital Court, Windsor Road
Uxbridge UB8 1AB

Rent – £45,000 PAX
Premium – Substantial Offers Invited
STAFF UNAWARE

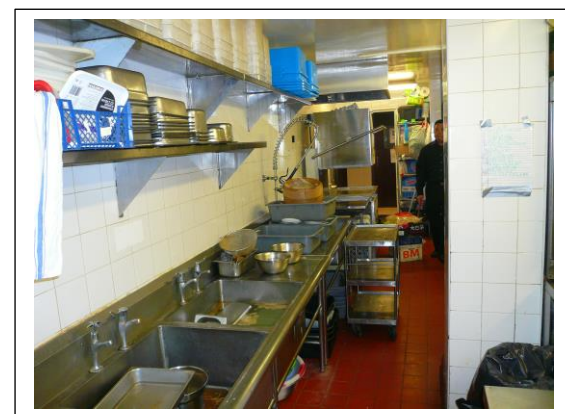
LOCATION:

The property is situated in Uxbridge town centre, close to the High Street shops, bus routes and station.

Uxbridge is a busy town to the North-West of London, with a large permanent population bolstered by a student population attending Brunel University and a local campus of Buckinghamshire New University. Uxbridge is a major centre of employment and the Civic Centre of the London Borough of Hillingdon occupies a prominent position in the town.

DESCRIPTION:

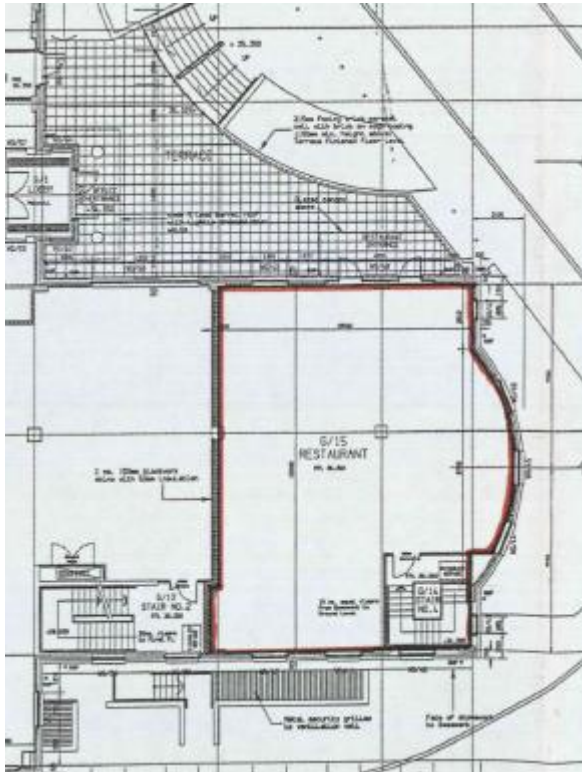
Located at the entrance to prestige office building Capital Court. Established when the building was first constructed, the present owner has established a thriving restaurant over the years, consistently showing takings of approx. £16,000 per week, based on Chinese buffet lunch and dinner only. Opportunity for a new owner to develop take-away and delivery service to expand the business.



ACCOMMODATION:	<p>Ground Floor: Main Entrance with canopy to Restaurant 1,435 sq.ft (133.2 sq.m) with very attractive circular centre bar and buffet area, different seating areas and recessed sliding doors to create temporary private function room when required. Disabled access WC.</p> <p>Lower Ground Floor & Basement: Fully equipped kitchen 465 sq.ft (43 sq.m) Stores 80 sq.ft (7.6 sq.m) Customer WCs 70 sq.ft (6.5 sq.m) Staff WC etc</p> <p>Total Accommodation: 2,050 sq.ft</p>
TERMS:	<p>The premises are available by way of assignment of the existing 15 year FRI lease granted to Strongzone Limited dated 1st October 2005. There is a variable Service Charge, currently £12,000 per annum approx.</p>
BUSINESS RATES:	<p>Rateable Value: £41,000 Business Rates payable 2018/19: £20,213 For verification purposes, prospective occupiers are advised to make their own enquiries.</p>
PASSING RENT:	<p>£45,000 Per Annum Exclusive</p>
PREMIUM:	<p>Substantial offers invited from established operators. Please call to discuss.</p>
EPC:	<p>An Energy Performance Certificate (EPC) is available upon request. The building has an Asset Rating of D (92).</p>
VIEWING:	<p>Access strictly by appointment through SOLE AGENTS VDBM – 01923 845222.</p>

FLOOR PLAN (EXTRACT FROM LEASE PLAN) not to scale

Ground Floor Restaurant and Disabled Access WC



Lower Ground Floor/Basement Kitchen, Stores and Customer Toilets

