

214 CHISWICK HIGH ROAD
LONDON
W4 1PD

EXCELLENT A3 RESTAURANT PREMISES
LEASE FOR SALE



LOCATION

The premises are located on Chiswick High Road close to many multiple retailers and restaurants and within a short walking distance of Turnham Green Underground Station. Nearby restaurants include Bill's, Nando's, Jackson & Rye, Byron, Zizzi, Pizza Express, Franco Manca, Cote, Carluccio's and Gourmet Burger Kitchen.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 36 years and 6 months expiring 2031 subject to a RPI rent review on 1 August 2021 and 2026.

RENT

£153,518.41 per annum exclusive.

INCENTIVES

Incentives available, subject to covenant.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

LICENSING

The premises benefit from an existing premises license that allows the sale of alcohol.

Monday - Saturday 10.00 - 00:00
Sunday 12:00 - 23:30

VAT

VAT will be charged at the appropriate rate, if applicable.

EPC

An EPC will be made available upon request.

ACCOMMODATION

The premises are arranged on ground and basement together with a first floor flat.

Ground Floor	1,700 sq ft	158 sq m
Basement	1,200 sq ft	111.5 sq m
Self contained 5 room flat		
Outdoor seating area	1050 sq ft	97.55 sq m
Rear loading area	567 sq ft	52.67 sq m

RATES

Rateable Value		£148,000
UBR 2019/20		52.4 p in the £
Rates Payable 2019/20		£77,552

Transitional relief has not yet been applied. Interested parties are advised to verify these figures by contacting the local authority, London Borough of Hounslow 020 8583 4242.

VIEWING

Strictly by appointment through the assignor's sole agents as staff are unaware of the impending sale.

CONTACTS

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