



10-12 Abbey Parade, Hanger Lane, W5 1EE

SUMMARY

Ground floor lock up shop

Suitable for variable businesses (STP)

A3 restaurant use

Affluent commuter town

Leasehold £70,000 per annum

Approximately 2,000sqft of total area

DESCRIPTION

Located at London's most famous spaghetti junction, Ristorante Belvedere is one of the region's finest family run Italian restaurants. Recently refurbished to the highest standards, when you walk through the door all your senses would have you believe you have arrived at a fine restaurant on the Neapolitan coast.

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

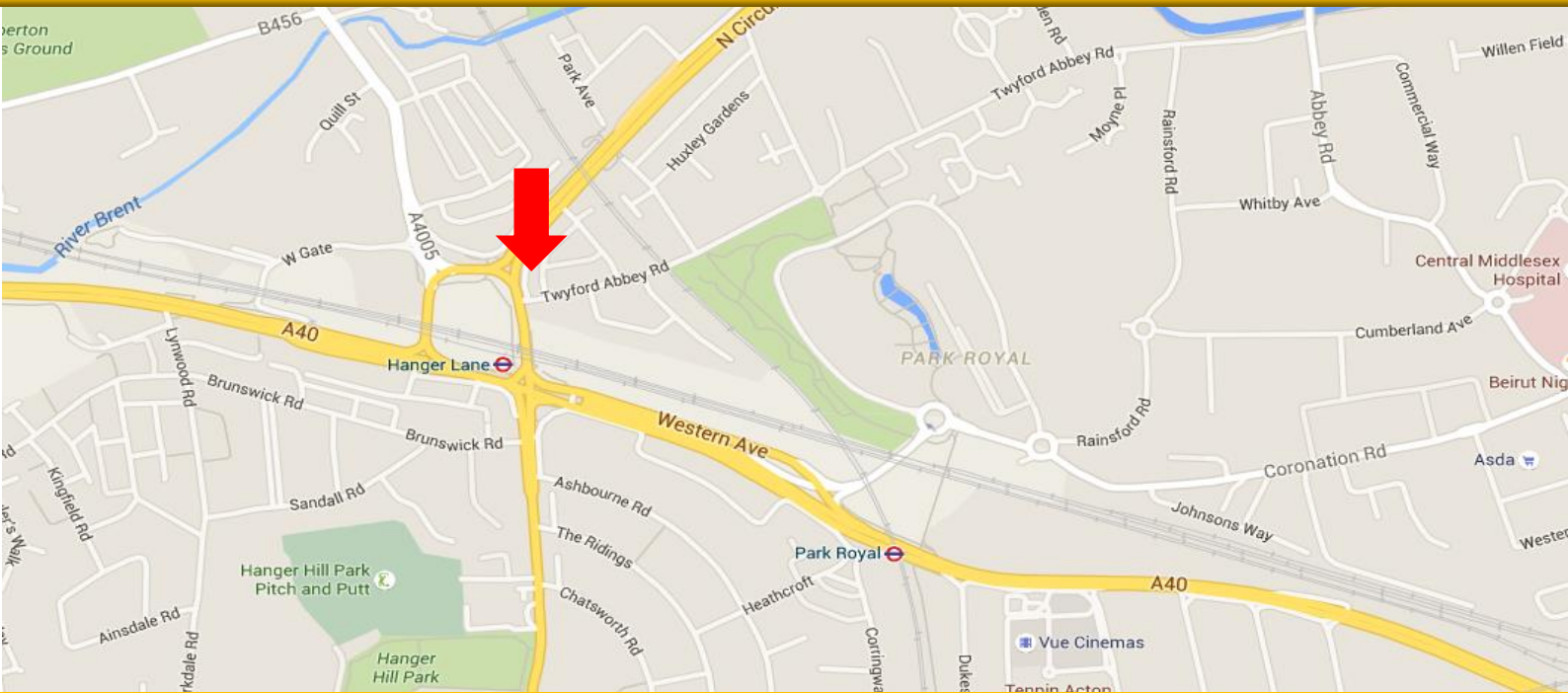
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Retail Area	153.3	1649.5
Ground	Kitchen	10.20	109.8
	TOTAL	16.3sqm	1759.3 sqft

LOCATION

Ristorante Belvedere is ideally located on the east side of the Hanger lane gyratory- easily accessible for either the M40, the north circular, or the London underground. It makes the perfect venue to meeting up with friends and colleagues coming from outside London by car, as the M40, M25, M1, and M4 are all accessible in minutes. The premise is 4 minutes' walk from Hanger Lane Station and 11 minutes' walk from Park Royal Station

There are numerous buses that pass along the premises.

There is also a selection of independent retailers, café and restaurants.



TENURE

Lease hold £70,000 per annum

BUSINESS RATES

Rateable Value £20, 000

Rates Payable Approx. £9,000

Interested parties are advised to confirm the rating liability with the Local Authority on 002088255000.

VAT

To be confirmed

Monarch Commercial on their own behalf and on behalf of the Owner/Landlord of this property whose agents, gives notice that this document does not constitute any form of contract for sale or lease. Statements should not be relied upon, and interested parties are advised to satisfy themselves as to the correctness of each statement.



VIEWING AND FURTHER INFORMATION

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

Gaurav Sarna - 0208 569 8500
E-mail: gaurav@monarchcommercial.co.uk

Ankur Lakhanpal - 0208 569 8500
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