



### 11 Barley Mow Passage, Chiswick, London W4 4PH

#### Location

The premises is situated on Barley Mow Passage which connects to Heathfield Terrace, opposite Chiswick Park and near Chiswick High Road. Chiswick is an affluent suburb of Greater London with a high street which attracts a critical mass of shoppers, residents and office workers. Nearby operators include The Lamb, Carluccio's, Convivial London Pubs, Zizzi's, The Crown & Anchor, nationwide retailers and a Workspace office. For a better understanding of the location, please refer to [Google Street View](#)

#### Description

The premises sits within an attractive building and has been fitted to a high standard and contemporary in style. The premises are arranged over floor and provides approximately 170 covers. We understand the gross approximate areas to be:

Ground Floor	465 sq m	5,000 sq ft
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In addition, there is outside seating providing approximately 35 covers.

#### Tenure

The premises are held on a lease expiring in April 2025 at a passing rent of £120,000 per annum exclusive, subject to five yearly upward only rent reviews, contracted inside the Landlord and Tenant Act 1954. There is a service charge of £36,000 per annum which includes water and some waste collection.

#### Rates

The rates payable are £49,000 per annum.

#### Premium

Offers invited.

#### Planning / Licensing

We have been informed the planning allows for use as a restaurant (A3). There is a premises license allowing the sale of alcohol with food, details are as follows;

Sunday to Wednesday	9am to 00.00am
Thursday to Saturday	9am to 0.30am

#### Further Details

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent  
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