



ACTON HIGH STREET W3 9QX



***FREEHOLD SHOP AND FLAT INVESTMENT*
ENTIRE PREMISES RENTED TO CHILLI CHICKEN
LTD TRADING AS RESTAURANT DAWAT EXPRESS*
DAWAT IS A WINNER OF MANY CULINARY
AWARDS * BUSY TRADING HIGH STREET
LOCATION * LOCAL COVENANTS INCLUDE LIDL,
ICELAND, POUNDLAND & SUPERDRUG**

£650,000 FREEHOLD

A well located investment Freehold property arranged as a large Lock up shop (93.75M2) and 2-bedroom first floor Flat (54m2). The entire property is let on a full repairing and insuring lease at **£39,000,00 PA** to Chilli Chicken Ltd TA Dawat Express who have several other restaurant locations. The next rent review is in 2027.

INVESTMENT HIGHLIGHTS

- Freehold held in the same ownership for 29 years
- £39,000 per annum passing rent
- No VAT payable on the rent
- Entire property let until February 2032
- No tenant break clause
- 20-year full repairing and insuring lease
- Next rent review in 2027
- £9,750 rent deposit
- **Restaurant premises comprehensively renovated in 2026**
- Prominent position on Acton High Street

LEASE INFORMATION

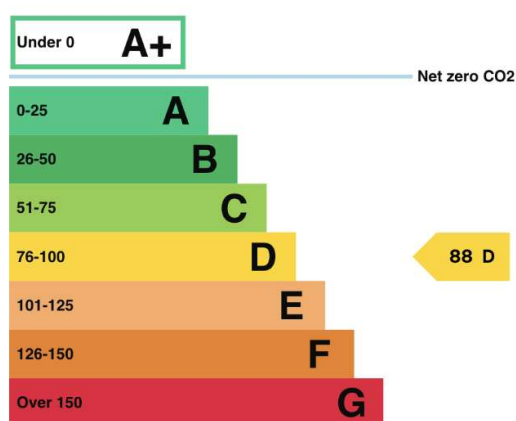
The entire property, comprising both the restaurant and the residential accommodation, is let to Chicken Chilli Ltd on a 20-year full repairing and insuring lease.

- Lease commencement: 28 February 2012
- Lease expiry: 27 February 2032
- No tenant break clause
- Rent reviews: Every five years
- Next rent review: 2027
- Current passing rent: £39,000 per annum
- VAT: Not applicable

RENTAL AND COVENANT SECURITY

We are advised by our landlord client on the following:

- A **£9,750 rent deposit**, equivalent to one quarter's rent is held
- There are two personal guarantors supporting Chicken Chilli Ltd's obligations under the lease
- There is in place an **Authorised Guarantee Agreement from the former tenant**
- The former tenant's obligations under the AGA are themselves separately guaranteed and indemnified by three individuals
- The three individual guarantees supporting the AGA are expressly drafted to remain effective even if the previous tenant's company (Grounded Burger Ltd) is dissolved, struck off the register or otherwise ceases to exist
- All rent, insurance contributions and other sums due under the lease are **fully paid and up to date**



Disclaimer: These particulars are provided for guidance only and do not form part of any offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact.

Prospective buyers or tenants are advised to verify the particulars themselves by inspection or otherwise. The measurements provided are approximate, and any floor plans are for illustrative purposes only. Fixtures, fittings, and appliances have not been tested, and no guarantee is given as to their working order.

Neither the agent nor the seller/landlord accepts responsibility for any error, omission, or misstatement in these particulars.