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# Restaurant Lease for Sale Chamberlayne Road, London NW10



## Description

Comprising a newly renovated restaurant/wine bar arranged over ground and lower ground floor and benefitting from a rear garden/terrace area as well as an al fresco dining/smoking area at the front. The premises has been fitted to a high standard and features a fully fitted bar with sinks, ice machine, fridges, chiller drawers and coffee machine. The ground floor is arranged with 30 covers and a further 20 covers in the lower ground floor. The basement houses the kitchen, male & female WC's and storage areas/office. The kitchen is fully fitted with a full extraction system, wash area, prep area, range grill, double pizza oven, white goods including fridge and freezer and many other items of equipment as per the photos. Other features include a full CCTV system, electric awning, air conditioning units and EPOS system. The premises is fully licenced 7 days a week until midnight.

An early inspection is advised.



## Location

Situated in Chamberlayne Road directly opposite Kensal Rise station on a busy parade of shops along with a number of retail premises and boutiques. Pay and display parking is available in the area. Kensal Rise is a trendy up and coming location not far from Kilburn and Shepherds Bush.

## Areas

Ground floor	592 sq ft (55 sq m)
Lower ground floor	592 sq ft (55 sq m)
Total area	1184 sq ft (110 sq m)

## Lease

Held on an existing 9 year full repairing and insuring lease from 30th June 2021 at £36,000 pa. The rent increases to £39,000 pa from the 3-6th year and then increases to £41,000 pa from the 6th year until the end of the term. The lease is contracted outside the Landlord & Tenant Act 1954.

## Terms

A premium of £120,000 is sought for the benefit of the lease, fixtures, fittings and equipment. Stock can be made available subject to negotiation.

## Business Rates

London Borough of Brent - Rateable value £15,000. Rates payable are approximately £7,680. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

EPC - Applied for.

## Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

## Holding Deposit







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These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

## GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

## Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

## Viewing

By appointment only via Sole Agents:

0208 559 1122

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