

Superb Refurbished Restaurant Off Edgware Road

Lease For Sale To Include High Quality Fixtures Fittings & Equipment

Ground & Basement 907 sq ft (84 M²)

VERY LOW RENT



Frampton Street, London, NW8 8NA

Location:

The premises are located in Frampton Street, just off Edgware Road, about 500 metres south of Edgware Road Underground Station. The location is well known for its catering outlets.

- Accommodation:** Restaurant with basement
Ground Floor Area 45 M² (482 sq ft)
Basement Area 39 M² (425 sq ft)
Total Floor Area: 84 M² (907 sq ft)
- Amenities:** Newly Equipped & Ducted Kitchen
Porcelain Tiled Flooring
Air Conditioning
Luxury Tiled Basement WC's
Refurbished Throughout
- Equipment etc:** Premium to include extensive equipment, fixtures and fittings
- Rent:** **Only £16,000** p.a.x. until July 2023, rising to £20,000 pax for the following 2 years
- Lease:** 25 years from July 2020 with 5 yearly rent reviews on full repairing and insuring terms.
- Premium:** **£130,000** for this lease to include high quality equipment, fixtures and fittings
- Rateable Value:** £16,250 This is **not** what you pay. Please contact Westminster Council for further information. (Rates currently reduced by 50% for eligible use classes until 31/03/2023)
- Legal Costs:** Each party to be responsible for their own legal costs
- References:** A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.
- Viewing** **STRICTLY** By Appointment Only.

