

T:0207 286 8363 E:sales@threeh.co.uk www.threeh.co.uk

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.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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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.



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