



## Catering Unit In Maida Hill – Lease For Sale Fully Fitted & Equipped Great Western Road London W9 3NN

### Location

Situated in a busy parade, close to the junction with Harrow Road and Elgin Avenue. Westbourne Park Underground is within a few hundred yards of the property.

### Accommodation

Comprises a lock – up catering unit on ground floor only which has been operating as a catering unit for nearly 35 years.

Max Internal Width	3.8 m	
Café Depth	8.3 m	
Ground Floor Area	54.0 m <sup>2</sup>	576 sq ft approx

Specification

- Ducted Kitchen
- Fully Fitted & Equipped
- Tiled Kitchen & Prep Area
- LED Lighting
- Rear Access
- Recently Refurbished

Equipment A range of equipment will be included in the sale. Inventory will be provided when appropriate.

Rent £ 22,000 per annum exclusive of rates. VAT is not applicable.

Price £50,000 to include fixtures fittings and equipment.

Lease 15 years from early 2021 with 5 yearly rent reviews on full repairing and insuring terms.

Business The current tenant trades as a modern café outlet.

Rates Rateable Value £13,250. This is *not* what you pay. Please enquire to Westminster for rates payable figure.

Deposit The Freeholders will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

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 **Tel: 0207 286 8363**