

# LARGE BAR / RESTAURANT With Rear Access For Food Deliveries From Basement Kitchens

In A Most Sought After Location In Kensal Rise Lease & Business For Sale

Chamberlayne Road, Kensal Rise, London, NW10

# Location:

Prominently situated opposite the entrance to Kensal Rise Underground Station where nearby traders include Costa Coffee, WH Smith Local and Brooks Butchers & Delicatessen.



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# Accommodation:

The property comprises a large Bar/Restaurant on two floors, with a total area of approximately 167  $m^2$  (1797  $Ft^2$ ) with the basement extending underneath an adjoining shop.

# **Ground Floor:**

The air conditioned ground floor provides a large cocktail bar and seating for diners, together with a fitted, vented kitchen area served by a "dumb waiter" from the basement. The walls are strikingly decorated.

# **Basement:**

The basement is double width running under two ground floor units. The accommodation is approximately  $105 \text{ m}^2$  and provides cloakroom, offices, 3 public wc's plus staff wc, storage areas and a huge ducted kitchen area with stainless steel clad walls and a walk-in chiller unit. The basement provides enormous potential to expand the range of activities within the unit to suit the occupier.

# Lease:

The property is held on a lease for a term of 20 years commencing 2021, with 5 yearly rent reviews on full repairing and insuring terms. The rent reviews are to open market value, or linked to RPI increases, whichever is the higher.

#### Licensing:

Permitted opening hours are 10.a.m. to midnight (11.30 Sundays). Alcohol Licence from 12.00a.m. to 11.30 (11.00 Sundays). Recorded Music Licence 11.00 a.m. to 11.30 (11 p.m. Sundays)

#### Rent:

The passing rent is £48,000 p.a,.x.

#### Rates:

The Rateable Value is £25,750. Rates payable 2023-2024 approximately £12,849.25. Please check with Brent Council Business Rates Department.

#### Premium: £50,000 Subject to Contract

#### Viewing:

Strictly by appointment only via 3H Property Consultants 0207 286 8363