



## **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.

**Accommodation:**

The property comprises a large Bar/Restaurant on two floors, with a total area of approximately 167 m<sup>2</sup> (1797 Ft<sup>2</sup>) 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 m<sup>2</sup> 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**

