

TO LET

CONFIDENTIALLY AVAILABLE

MJFINN COMMERCIAL

020-8995 5678



77 ASKEW ROAD, SHEPHERDS BUSH W12 9AH

872 sq.ft. (81 sq.m.)

Location: Situated on the east side of Askew Road (B408) in the busy retail parade between Becklow Road and Hadyn Park Road, serving this vibrant and diverse residential area. Nearby traders and amenities include Askewine, Dulux Decorator Centre, Laveli Bakery, Ginger Pig Butcher, Tesco Express, Co-Op and Askew Road Library. Askew Road runs north to south between its junctions with Uxbridge Road (A4020) and Goldhawk Road (A402). Ample Ringo parking available in the surrounding roads. Many bus routes serve the area.

Description: This well established Licensed Restaurant which has been trading for over 30 years is arranged over the ground floor, first floor and basement (2 x WCs/washrooms) plus rear pedestrian access and several storage cupboards.

► Net Frontage: 12'5 (3.79m)

► Gross Frontage: 15'11 (4.85m)

FLOOR

Restaurant seating & bar	482	45
Kitchen	190	18
First floor preparation area	200	19
2x WCs/Washrooms	-	-
TOTAL	872 sq. ft.	81 sq. m.

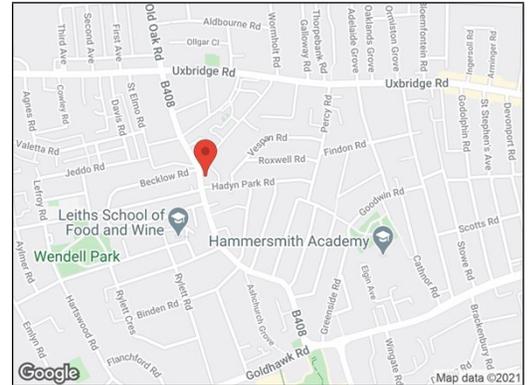
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- Features:**
- Class E Use Restaurant (est. 30+yrs)
 - Transferable premises license
 - Currently arranged for 50+ covers
 - Innovative storage
 - Rear pedestrian access
 - Glazed roof lantern to rear dining area
 - Fully fitted kitchen with gas
 - F&F inventory available upon request
 - To Let - New Lease - PREMIUM PAYABLE
 - CONFIDENTIALLY AVAILABLE
- Terms:** A new full repairing and insuring lease for a term of 12 years subject to rent reviews every 4th years, upward only.
- Rent:** £28,000 p.a.x.
- Premium:** Offers invited for the benefit of the fixtures & fittings, transferable premises license and goodwill. Equipment list available upon request. VAT may be applicable.
- Rates:** Please contact the London Borough of Hammersmith and Fulham. Rateable Value: £17,000 www.voa.gov.uk
- Interested parties to make their own enquiries with regards to eligibility for rates relief, retail discount etc..
- EPC:** C (65)
- VAT:** VAT is not applicable on the rent.
- Legal Costs:** The Tenant to contribute £1,500 plus VAT towards the Landlord's legal costs.
- Possession:** Immediately upon completion of legal formalities.
- Viewing:** Strictly by appointment only.
Important note: all viewing attendees must be wearing a face mask to enter the property.
- Contact:** Dee Hurley
020 8995 5678
info@mjfinncommercial.co.uk



Subject to Contract: Mar-21