

020 8559 1122

info@claridges-commercial.co.uk

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Fully Fitted Restaurant With 3 bed self-contained flat Lease for Sale Field End Road, Eastcote HA5 1RJ



Description

Comprising fully fitted air conditioned restaurant with 40 covers which has been fitted to a very high standard. The premises include a self-contained 3 bed flat above which is let on a tenancy which greatly subsidises the overall rent, making this a low cost overhead. The premises have a fully fitted kitchen plus prep and wash area, a rear store and walk-in storeroom. The business has an excellent turnover and can easily be adapted to any cuisine as the interior fit-out is neutral. The premises has a fully fitted bar area. One parking space to the rear. All equipment is included in the sale. They have accounts with Deliveroo and UberEats which could be further expanded.

An early viewing would be recommended via sole agents, Claridges Commercial.



Location

Situated in an excellent position on Field End Road close to many national and independent retailers such as Superdrug, Aldi, Santander, Hallmark, Tesco Express, Holland & Barrett, Costa and Wenzels. Field End Road runs from the B466 and Mandeville Road. Eastcote is situated between Northolt, Pinner and Ruislip. The property is within walking distance of Eastcote underground station (metropolitan and piccadilly lines). Eastcote is a good quality affluent area.

Areas

Main restaurant area and bar	440 sq ft (40.97 sq m)
Kitchen & WC's	152 sq ft (14.12 sq m)
Plus rear yard, rear store and walk-in cold room	
Total area	742 sq ft (69 sq m)

3 bedroom self-contained flat arranged over 1st & 2nd floors with separate kitchen, bathroom and lounge.

Lease

Held on a full repairing and insuring lease for a term of 10 years expiring 2034 at £32,000 pa including a 3 bedroom flat.

The flat is sub-let on an Assured Shorthold Tenancy producing £2,100 pcm (£25,200 pa).

Terms

£145,000 sought for the goodwill, fixtures, fittings and equipment.

Business Rates

Hillingdon Borough Council - Rateable value—£15,000 Rates payable are approximately £7,680 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Band C

Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.







These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via Sole Agents:

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info@claridges-commercial.co.uk
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Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR