

KENSAL RISE

FULLY FITTED RESTAURANT AVAILABLE

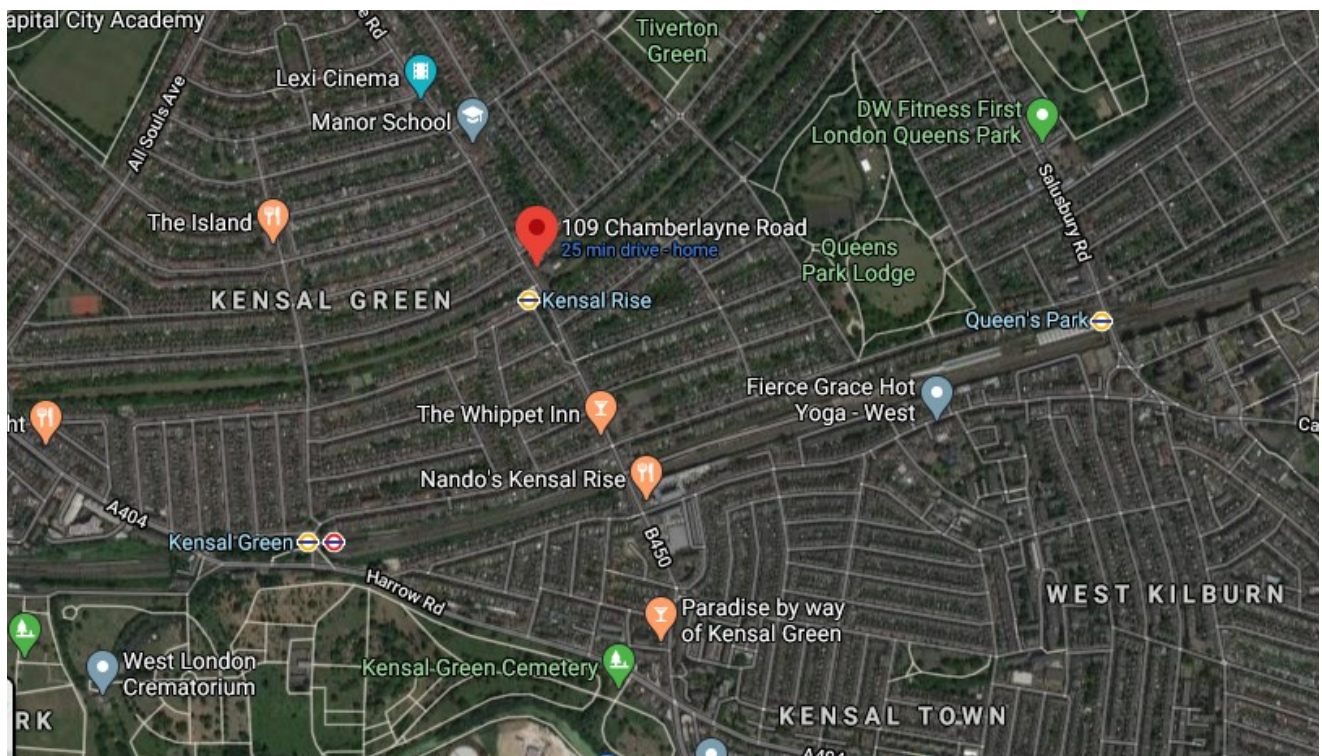
109 Chamberlayne Road, Kensal Rise, NW10.



- ◆ Located in very close proximity to Kensal Rise Overground station (171 feet).
- ◆ Approximately 2,000 sq ft over ground floor and basement.
- ◆ A3 use with alcohol license.
- ◆ Rear loading and unloading.
- ◆ Extensive recent Cap-EX

Property Consultants | 72/75 Marylebone High Street, London W1U 5JW, UK

These particulars are prepared for guidance only, their accuracy cannot be guaranteed and they do not form part of any contract.



Location:

The restaurant is situated in the heart of the affluent & trendy Kensal Rise, on its main high street Chamberlayne Road. Located opposite Kensal Rise Overground station.

Nearby amenity include: Costa, The Chamberlayne, Tesco Express, Nando's & the volunteer run, boutique cinema The Lexi - where all proceeds go to charity.

Just east of Kensal Rise you will find the large open space of Queens Park and all the amenity of the Salisbury Road. Whereas to the south there is Ladbroke Grove and Notting Hill - where you will find some of the capitals most sought after retail and restaurant spots and the area is also home to the famous Portobello Market.

Gross Internal Areas:

We believe the approximate internal areas to be:

Ground Floor:	737 sq ft.
Basement:	1,224 sq ft.
Total:	1,961 sq ft.

Frontage:

Gross frontage:	16.1 feet
Net frontage:	14.5 feet

Viewings:

Strictly by appointment through sole agent.

Financial Provisions:

Rent:	£43,000 per annum.
Rateable Value:	£21,500

Lease:

The premises are held on an existing lease outside the Landlord & Tenant Act, for a term of 15 years from 3rd December 2014. With Rent Reviews scheduled at every fourth year. With the next review scheduled in 2022.

Legal Costs:

Each party to bear its own legal costs.

Use:

A3 of the Town and Country Planning Act (Use Classes) Order 1987 (as amended)

License:

Monday - Saturday:	08:30am - 23:30
Sunday:	08:30am - 23:00

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