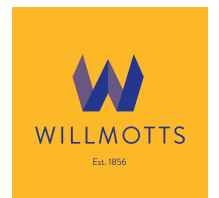




RESTAURANT LOCATED 140 YARDS FROM KENSAL RISE STATION
TO LET £42,500 PER ANNUM
73 CHAMBERLAYNE ROAD, LONDON, NW10 3ND





- APPROX. 1,373 SQ.FT (127.55 SQ.M) - GROUND AND BASEMENT
- NEW LEASE AVAILABLE ON TERMS TO BE AGREED
- 140 YARDS FROM KENSAL RISE STATION (MILDMAY LINE)
- CLASS E (RESTAURANT WITH EXTRACTION) - VARIOUS USES CONSIDERED

Location

The premises is located on a prominent position on Chamberlayne Road in the heart of Kensal Rise in North West London. The locality is occupied by national operators including Tesco Express, Ladbrokes and Chicken Cottage, as well as independent cafés, artisan bakeries, restaurants and boutique shops. Excellent transport connections are close by, with Kensal Rise Station and Kensal Green Station providing convenient Overground and Underground services into Central London and beyond. The area also benefits from easy access to the green open spaces of Queen's Park and Roundwood Park.

Description

The unit is arranged over ground and basement floors providing a mainly open-plan layout within the sales area with ancillary space to the rear. The shop benefits from a fully glazed frontage with shutters onto Chamberlayne Road, offering excellent natural light and a strong street presence. The kitchen was formerly located at ground level with extraction in situ. The basement provides additional storage space and a WC. There is a forecourt for customer seating, and a rear garden which is demised.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £23,000; however interested parties should make their own enquiries.

Local Authority

London Borough of Brent.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	63.45	683
Basement	64.1	690
Total	127.55	1,373

External Areas

Rear garden - 530 sq. ft.

Forecourt - 100 sq. ft.

Rent

£42,500 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term of 10 years, to be contracted OUTSIDE the security of tenure provisions in part II of the Landlord & Tenant Act 1954, subject to upward only rent reviews.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

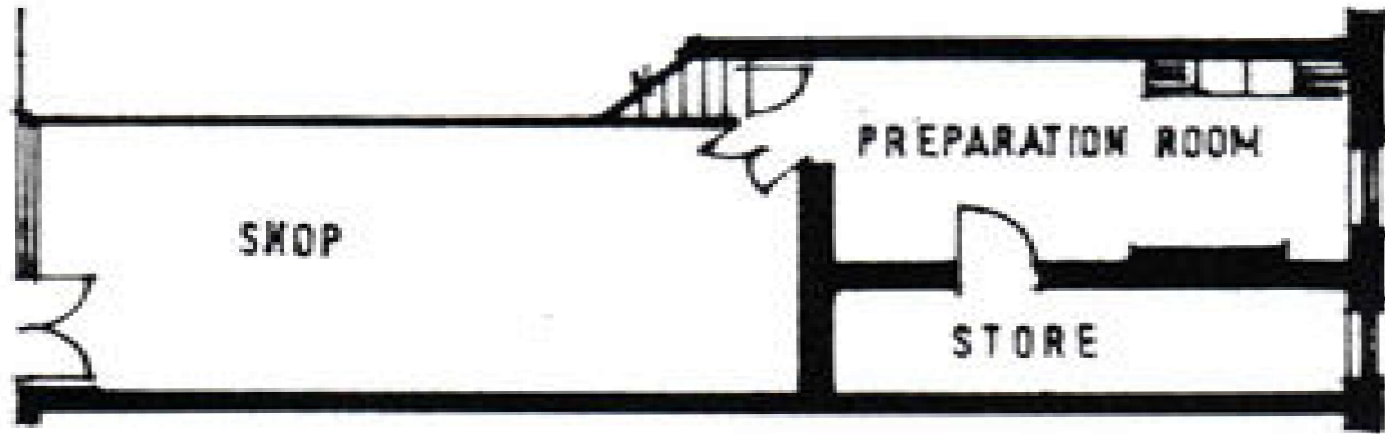
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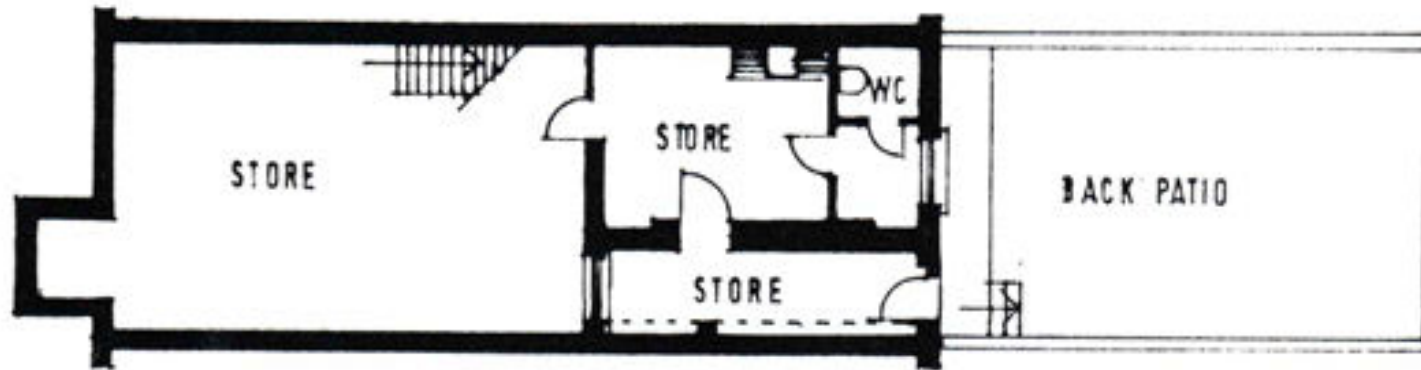


RICS

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Ground floor indicative plan - not to scale



Basement floor indicative plan - not to scale

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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