

PROMINENT RESTAURANT (A3) ARRANGED OVER GROUND & FIRST FLOOR TO LET



HANGER LANE, EALING W5 1,786.83 SQ FT (166.01 SQ M)

Location:

Situated on Hanger Lane A4005 adjacent to MacDonalds and close to Wickes and Big Yellow Storage. The nearest underground station is Hanger Lane, a short walk away.

Description:

Comprising prominent A3 restaurant premises arranged over ground and first floor with approximately 55 covers, but with potential to expand to up to 75 covers with use of the first floor as a dining area/party room.

The premises are offered without premium.

Benefits include unrestricted street parking in the evenings, fully fitted bar area, gas central heating.

Areas:

| | |
|-------------------------|------------------------------|
| Restaurant Area | 6.88 m x 10.58 m |
| Male & Female WC's | 6.94 m x 6.80 m |
| Kitchen | 3.5 m x 2.2 m (average) |
| Total Ground Floor Area | 127.18 sq m (1,368.83 sq ft) |
| Total First Floor Area | 38.83 sq m (418 sq ft) |



Lease: Available on a new FRI Lease for a term to be agreed at £36,000 pa.

Premium: No premium.

Business Rates: London Borough of Ealing. Rateable Value £5,100. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Legal Costs: Landlords reasonable legal costs to be paid by the ingoing Tenant.

Reference Charge: Claridges charges a fee of £150.00 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.

Viewing: **By Appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007