

## ESTABLISHED RESTAURANT LEASE FOR SALE



### RESTAURANT AND TAPAS BAR

## NORTHFIELDS AVENUE, EALING W5 1429 SQ FT (132.78 SQ M)

**Location:** Situated on Northfields Avenue (B452) close to Northfields Station and close to Niagara Avenue.

**Description:** Comprising a long established restaurant with up to 60 covers and arranged over ground floor and basement with mezzanine storage at 1<sup>st</sup> floor level.

The premises are fitted to a high standard with air conditioning and gas central heating, a fully fitted bar, male, female and disabled WC's and a dumb waiter serving the restaurant from a large well fitted and equipped kitchen at basement level.

The restaurant could be taken over in its current guise or could be changed to provide a different cuisine.

\*A viewing is highly recommended.\*

<b>Areas:</b>	Restaurant area	13.98 m deep x 5.2 m wide
	WC area	3.90 m x 3.24 m
	Large basement kitchen/storage area	10.41 m x 4.56 m
	Total area	132.78 sq m (1429 sq ft)



**Terms:** Available on a new Full Repairing and Insuring Lease for a term to be agreed at £32,000 pa.

**Terms:** £100,000 is sought for the goodwill, fixtures, fittings and equipment.

**Business Rates:** London Borough of Ealing. Rateable Value £11,500. Rates Payable approx £4,761 for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**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:** **Strictly by appointment only**  
**Via Sole Agents Claridges Commercial – 0845 205 0007**

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