

Prime Restaurant Lease For Sale

Edgware Road, London, W2



Location

 [View on map](#)

The premises are prominently located in a good position on Edgware Road in the heart of W2. Nearby operators include Waitrose, Marks and Spencer and McDonalds, with Simit Sarayi soon to open in the immediate vicinity.

Description

Ground floor: The premises benefit from undergoing a recent refurbishment to an extremely high standard as a Middle Eastern style restaurant with a large, open kitchen to the rear, which has recently been fitted and refurbished to a high standard. There is outside seating to the front of the restaurant for 16 covers. Basement: The premises have been fitted out to an extremely high standard with customer toilets, an office area, storage and a large cold room.

Floor Areas

Ground Floor:	148.64 sq m / 1,600 sq ft
Basement:	55.74 sq m / 600 sq ft
Total:	204.38 sq m / 2,200 sq ft

Tenure

We are offering an assignment of our client's Full Repairing and Insuring sub lease granted in December 2011 for 15 year, subject to 5 yearly rent reviews. It is understood that the lease is granted inside the security of tenure provisions of The Landlord and Tenant Act 1954, part two as amended.

Rent

£130,000 per annum exclusive.

VAT

All prices quoted may be subject to VAT if applicable.

Premium

Upon Application.

Licence/Planning

The premises benefit from A3 planning use with a licence to sell alcohol until 1.30am Monday to Saturday and to midnight on Sunday.

Confidentiality

This letting is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

Viewings

Through the vendor's sole agent:

CDG Leisure (Attention of David Kornbluth)

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"We make a living by what we get, but we make a life by what we give."

Winston Churchill