

LEASEHOLD A3 RESTAURANT OPPORTUNITY 217-221 Chiswick High Road, London



Jackson & Rye, 217-221 Chiswick High Road, London, W4 2DW

- Attractive triple fronted property in prime location
- 100+ internal covers with 30 al-fresco covers to the front
- Trades over ground and first floors (impressive roof light)
- High quality fixture and fittings

ASSIGNMENT OR NEW SUB-LEASE AVAILABLE
NOMINAL PREMIUM

Subject to Contract - Sole Selling Rights

LONL397

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Location

Busy all-day trade location in affluent West London suburb. Situated approximately 400m south-west of Turnham Green Underground Station (District Line).

Situated on a wide pavement with high footfall. Strong national multiple occupier presence from retailers and restaurateurs, such as: Bill's, Byron, Carluccio's, Cote, Franco Manca, Gourmet Burger Kitchen, Pizza Express and Zizzi and many more.

Description

Triple fronted restaurant arranged over ground, basement and first floors. Alfresco dining to the front for 30 covers.

Accommodation (covers)

Ground	Bar servery plus 44 covers plus 10 covers at the bar, disabled WC and food/kitchen drop off point. Two sets of stairs (customer and staff) to all levels.
First	66 covers (benefiting from excellent roof light over), drop off food point. Mechanical hoists linking all floors.
Basement	Trade kitchen, wash up and prep areas, storage, customer WCs, staff changing, manager's office.

Tenure

Our client Jackson and Rye Restaurants Ltd holds this property by way of two co-terminus leases expiring 28th September 2030. The current passing rent is £164,750 per annum, subject to review on 29th September 2020. Lease is inside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

Jackson and Rye Restaurants Ltd are prepared to sub-let the property. An assignment would be permissible at our clients passing rent subject to covenant strength.

Floor Areas

Deduced from VOA website (very approximate, for indicative purposes only)

Ground Floor	1,200 sq ft
First Floor	1,200 sq ft
Basement	<u>1,500 sq ft</u>
Total	3,900 sq ft
External	300 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Premises Licensing

Sale of alcohol between 10am and midnight from Monday to Saturday and from 10am till 11:30pm on Sunday.

Rating Assessment

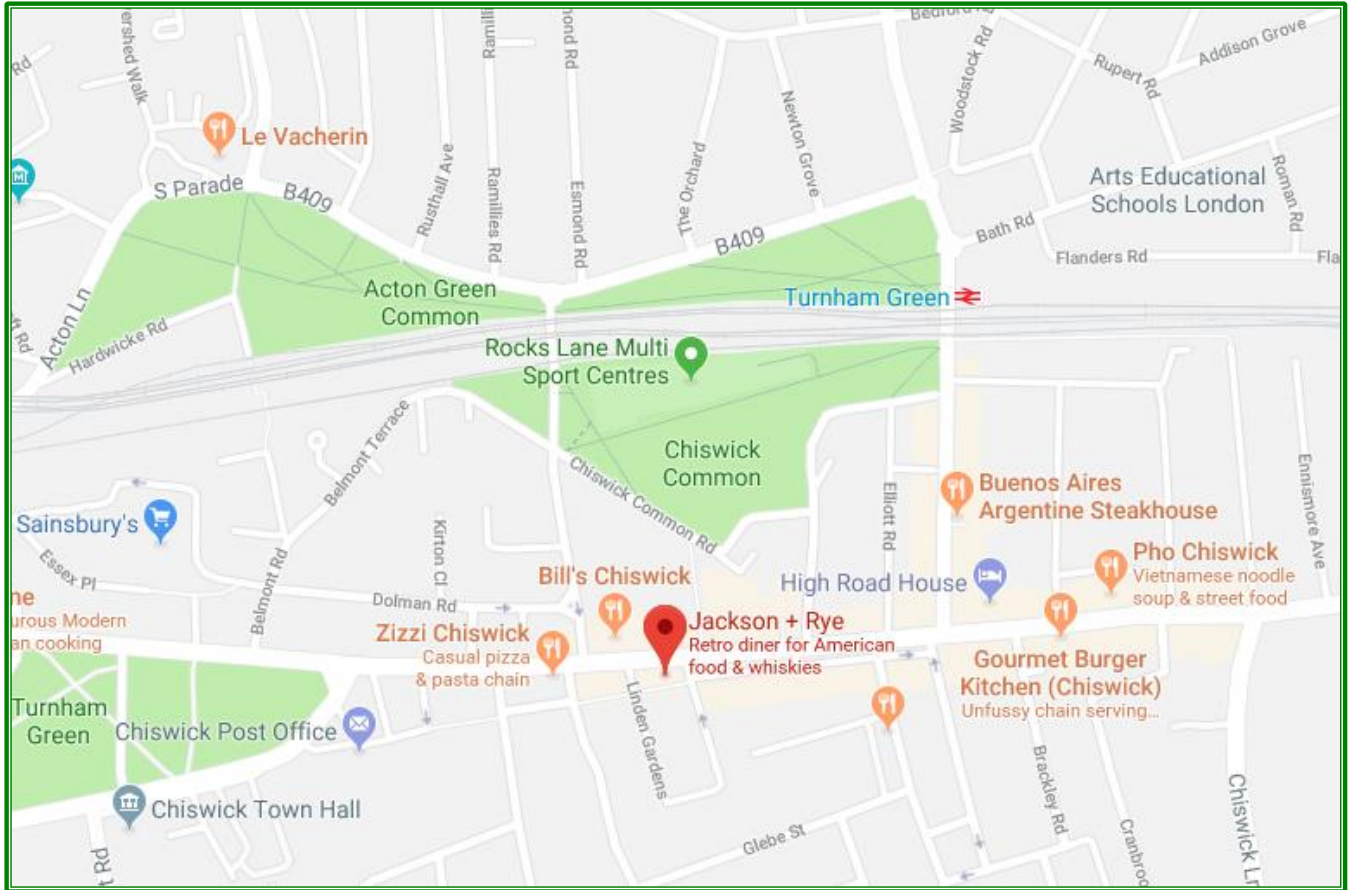
Listed as a 'Restaurant and premises' – Rateable Value = £114,000.

Exclusions

The name and anything branded "Jackson & Rye", computers, tills, stock, coffee machine, anything leased, stock, small wares, awnings, café barriers, signage and swan lights.

Viewing

For further information and to arrange a viewing please contact Matthew Englander or Richard Negus on -
Tel: 020 7836 7826 or Email: matthew.englander@agg.uk.com / richard.negus@agg.uk.com



Google Maps. Not to scale - Provided for indicative purpose