



112 Askew Road

London, W12 9BL

**Excellent hot food
restaurant and takeaway to
let in prime location on
Askew Road**

May also suit other uses

1,327 sq ft

(123.28 sq m)

- Ground floor and basement restaurant
- Sought-after location
- Available on a new fully repairing and insuring lease
- Gatefold shopfront for al-fresco dining
- 3-phase electrical supply
- Security roller shutter

112 Askew Road, London, W12 9BL

Summary

Available Size	1,327 sq ft
Rent	£36,000 per annum
Rateable Value	£16,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a well laid-out ground floor shop, with a substantial basement area that is suitable for sales. At the rear of the ground floor is the kitchen area with extraction.

The property benefits from three-phase electricity, electric roller shutter, and full extraction, with fresh air supply to the lower ground floor.

Location

Askew Road is a vibrant and well-connected west London commercial destination, with a diverse mix of independent shops, café's, restaurants and local services.

The property is located on the western side of Askew Road, two doors from Gail's Bakery. Other nearby occupiers include The Ginger Pig Butcher, Lark, Co-op, Tesco, and numerous local cafe's, delicatessens, takeaway restaurants and other services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	611	56.76	Available
Basement - Basement	716	66.52	Available
Total	1,327	123.28	

Terms

The premises are to be let on an as-seen basis and are available by way of a new lease (inside the L&T Act 1954), on fully repairing terms. The landlord will entertain offers for a 10 or 15 year lease, subject to upward only rent reviews on each 5th anniversary, from established retail concerns.

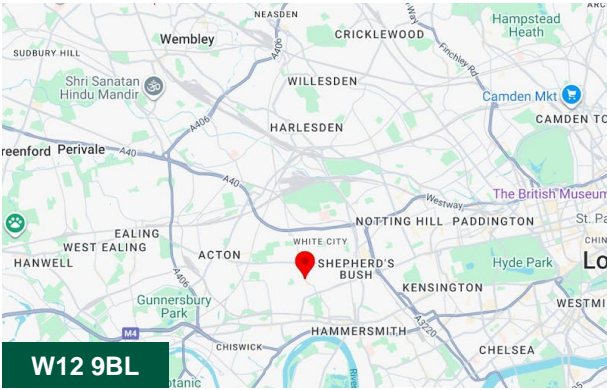
Anti-Money Laundering Regulations. Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Viewings

Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information



Jeremy Day FRICS
020 8747 8800 | 07966 810030
jd@whitmanandco.com



