



## 455 Uxbridge Road, Hatch End

Pinner, HA5 4JS

### Fully Fitted Restaurant In A Prominent Retail Position - Lease for sale

**1,370 sq ft**

(127.28 sq m)

- Fully fitted restaurant
- Italian concept
- Prominent position on Hatch End High Street
- Substantial fit out ready for immediate occupation
- Walk in fridge and dry storage
- Fully fitted bar

# 455 Uxbridge Road, Hatch End, Pinner, HA5 4JS

## Summary

Available Size	1,370 sq ft
Rent	£39,000 per annum
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

The premises comprises a fully fitted restaurant situated on the main road through Hatch End. The fittings are of a high quality throughout and are ready for use by a prospective tenant. The kitchen is modern and well maintained with a large walk in fridge and an extension for dry storage to the rear of the property.

## Location

The property is located on Uxbridge Road within walking distance (0.3 mi) of Hatch End Overground Station. The building is positioned in a prominent location in the heart of Hatch End on a busy retail parade. Customer parking is available by way of on street pay and display as well as Grimsdyke Car park which is opposite the subject premises.

## Accommodation

The accommodation comprises the following areas:

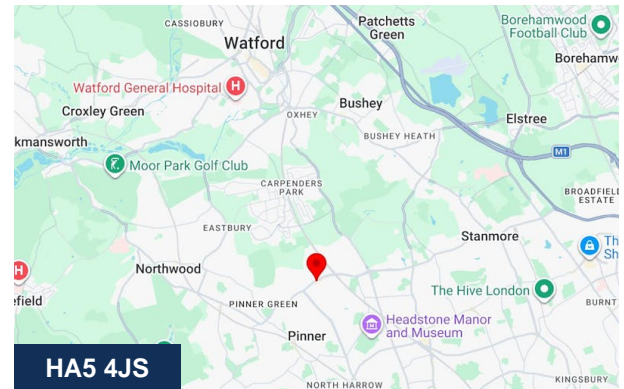
Name	sq ft	sq m	Availability
Ground - Restaurant	663	61.59	Available
Ground - Kitchen	494	45.89	Available
<b>Total</b>	<b>1,157</b>	<b>107.48</b>	

## Terms

The premises are available by way of a sublease, subject to the landlords consent. The current passing rent is £34,000 per annum with an upcoming rent review on 8 October 2027. The lease was granted inside of the Landlord & Tenant Act 1954 and therefore the tenant would have the right to renew the lease at the end of the term.

## Premium

A premium is being sought to benefit our client's existing lease, fixtures, fittings, and associated goodwill. The premium has been set at £160,000.



## Viewing & Further Information



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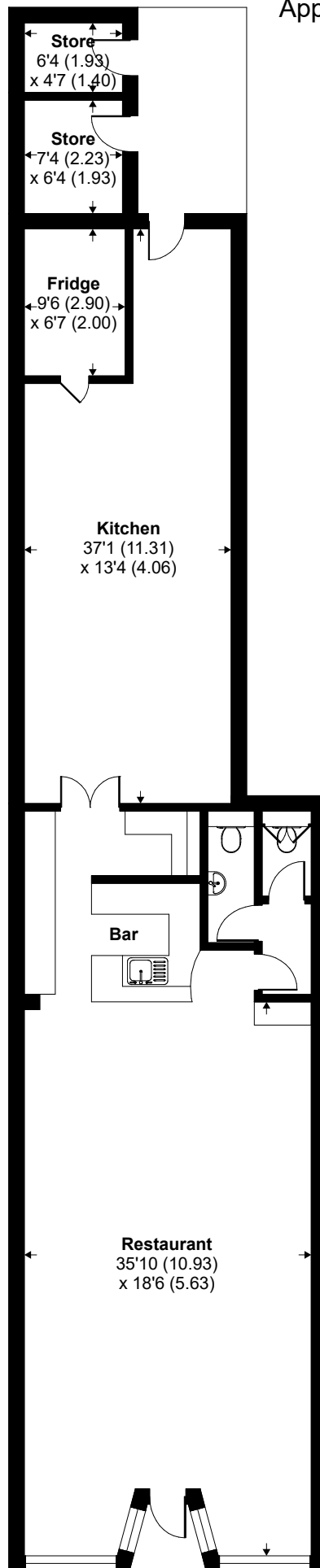


Approximate Area = 1370 sq ft / 127.2 sq m

Outbuildings = 80 sq ft / 7.43 sq m

Total = 1450 sq ft / 134.7 sq m

For identification only - Not to scale



**GROUND FLOOR**