



311 West End Lane

London, NW6 1RD

West Hampstead Restaurant Lease For Sale

650 sq ft
(60.39 sq m)

- Busy and Popular Location
- 15 Years to Expiry (Rent Review 2029)
- Full Extraction in Situ
- Excellent Outside Seating Area
- Fully Fitted Out

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Summary

Available Size	650 sq ft
Passing Rent	£50,000 per annum
Premium	£95,000
EPC Rating	Upon enquiry

Description

The restaurant is laid out to accommodate approximately 24 covers over ground floor only, with a further 16 covers in the ample outside seating area to the front of the property. There is a full kitchen with extraction system to the rear, as well as cold and dry storage, customer toilets and staff areas.

Location

The premises are located in an excellent position West End Lane, in the heart of West Hampstead, close to both West Hampstead underground and mainline stations. The area with benefits from high levels of foot traffic and numerous thriving independent and national businesses in the immediate area including Alice House, Zia Lucia, Nandos and Gail's.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	650	60.39
Total	650	60.39

Tenure

Available by way of an assignment of the existing 16 year lease, expiring June 2041, subject to 4 yearly rent reviews. We understand the lease to be held within the 1954 Act.

Passing Rent

£50,000 per annum exclusive.

Premium

Offers in region of £95,000 invited.

VAT

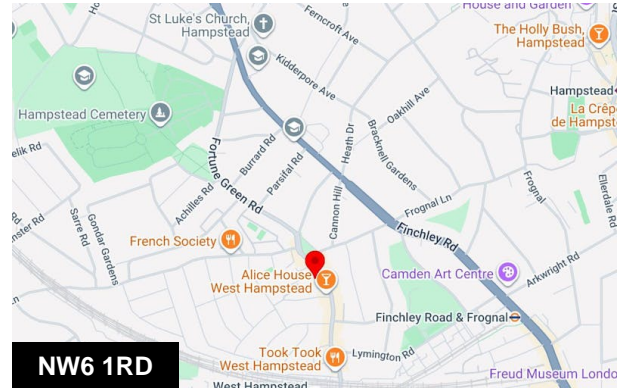
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

Class E planning use with a premises licence allowing late night refreshment until 23:00 on all days except Sunday (22:30), with standard restaurant conditions.

Holding Deposit

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



Viewing & Further Information



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