

TELEPHONE

020 8995 5678

MJFINN
COMMERCIAL

"EXTREMELY POPULAR LOCATION - ALWAYS IN DEMAND"

FREEHOLD INVESTMENT – For Sale

Restaurant A3 Use (LET) - 340 sq.ft. [31.59m²]

PLUS Basement – 255 sq. ft [23.69m²]



Elias Lebanese Express

31 Turnham Green Terrace Chiswick, W4 1RG

LOCATION:

Situated on the ever popular WEST SIDE of Turnham Green Terrace (B491), flanked by Creations and Mortimer & Bennett. Close by retailers include Macken Bros. butchers, Covent Garden fishmongers, Marmalade jewellers, Oliver Bonas, White Stuff, Maison Blanc, etc. Benefiting from a very high volume of both pedestrian and vehicular traffic flows. Within 150 yards of Turnham Green Tfl (District line) station. Many 'bus routes run along both Chiswick High Road (A315) and Turnham Green Terrace. 'Pay & Display' parking outside the front door and in the streets close by.

ACCOMMODATION:

This well presented RESTAURANT provides the following approximate floor areas:

Ground Floor - 340 sq. ft. (31.59m²)

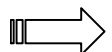
Basement - 255 sq. ft. (23.69m²)

Net Frontage - 15'6 (4.73m)

Gross Frontage - 17'3 (5.26m)

Overall Shop Depth - 24'3 (7.39m)

Kitchen & 2 x W.C./Washrooms in basement



2 GLEBE STREET, CHISWICK, LONDON W4 2BH

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Telephone: 020 8995 5678

www.mjfinncommercial.co.uk

The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

FEATURES: **VERY MUCH IN DEMAND IN THIS BUSY & POPULAR LOCATION * A3 USE RESTAURANT (LET) * Established as Elias Express since 2002 * BUSINESS NOT AFFECTED * FREEHOLD INVESTMENT – FOR SALE * LANDLORD’S SOLE AGENT: MJFinn Commercial**



TERMS: **FREEHOLD FOR SALE SUBJECT TO SUBSISTING LEASE**

INCOME: Restaurant: Full repairing & insuring lease for a term of 25 years from 25th March 1992, subject to rent reviews every 5th year at a current rent of £29,250 p.a.x. Next review 2012

PRICE: Offers in the region of **£535,000** invited for the Freehold Interest.

EPC: Available on request.

LEGAL COSTS: Each party to be responsible for its own legal costs in this transaction.

However, the purchaser has to pay the vendor’s solicitor £5,000 prior to the draft contract being sent out, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

VIEWING: Strictly by prior appointment through Landlord’s sole agent:

MJFINN COMMERCIAL

Tel: 020 8995 5678

Fax: 020 8995 6979

Email: info@mjfinncommercial.co.uk

Web Site: www.mjfinncommercial.co.uk

N.B. Price, etc. quoted exclusive of V.A.T.

Subject to Contract

(08K11)