

**CONFIDENTIAL – STAFF UNAWARE**  
**WELL ESTABLISHED NEIGHBOURHOOD RESTAURANT**  
**LEASE FOR SALE**  
**(FIRST TIME ON THE MARKET IN 30 YEARS)**



**Shepherds Bush, W12**

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- A3 use with extraction
  - 1am license
  - Long standing business (est. 1989)
  - New lease available
  - Turnkey opportunity
  - Premium offers invited
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**LOCATION**

Located in a desirable and affluent area in the vicinity of Goldhawk Road. The immediate area offers 7-day trade with nearby operators including a range of boutiques, independent cafes and restaurants and various high street brands.

The area is well serviced by both Stamford Brook (District Line) and Shepherds Bush (Central Line).

**DESCRIPTION**

This is a rare opportunity to acquire a long established and profitable business which has been trading successfully for over 30 years and available only due to retirement. The restaurant which specialises in Mediterranean and North African cuisine boasts numerous accolades and excellent reviews on Tripadvisor. The restaurant trades over the ground floor only with approximately 55 covers. The fully fitted kitchen is at the rear of the ground floor with storage on first floor and WC's in the basement.



The property has the following approximate floor areas:

Basement	-	60 sq ft / 5.5 sq mt
Ground	-	722 sq ft / 67 sq mt
First	-	220 sq ft / 20.4 sq mt
<b>TOTAL</b>	-	<b>1002 sq ft / 93 sq mt</b>

#### **LEASE**

Available by way of a new 16 year lease subject to 4 yearly rent reviews. The lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

#### **RENT**

Offers in the region of £30,000 per annum exclusive

#### **LICENSE**

We are advised that the premises license permits the sale by retail of alcohol ON the premises from 10am to 1am Monday through to Saturday and from noon until midnight on Sundays.

#### **PREMIUM**

Offers invited for the benefit of the lease, license, goodwill and all fixtures and fittings.

#### **BUSINESS RATES**

Rateable value £17,000  
UBR (2018/19) 48  
Rates payable £8,160

#### **FURTHER INFORMATION**

Available on request

#### **VIEWINGS**

By appointment only through sole agents:

Marc Rogers  
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