

CONFIDENTIAL - STAFF UNAWARE  
STUNNING 2AM RESTAURANT & BAR LEASE FOR SALE  
79 Salusbury Road, Queen's Park, London, NW6 6NH





## LOCATION

Nestled in the heart of North West London, Queen's Park NW6 is a charming and affluent neighborhood, conveniently located for easy access to central London via Queen's Park Overground and Underground (Bakerloo) Station. The area has recently become a thriving foodie scene with operators including Carmel, Milk Beach, Wolfpack, The Salusbury Deli, Bob's Cafe and Pizza Pilgrims.

## DESCRIPTION

Located in a prime position on Salusbury Road, this property underwent a comprehensive refurbishment in 2020 at significant cost. The complete renovation included essential upgrades to include 3 phase 200-amp electrics, a new extract system, new a/c condenser and a complete interior overhaul by a multi award-winning design agency.

Arranged over the ground floor only the restaurant has approximately 40 covers with bi-fold doors leading to 4 external covers. There is an open plan kitchen to the rear together with male and female customer wc's.

## ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor- 1,490 sq ft/ 138 sq m

## LEASE

Available by way of an assignment of the existing 16 year lease from 24th January 2020 at a passing rent of £67,000 pax. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

## PREMIUM

Premium on application

## LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 12 noon to 2200 on Sunday & Mondays, 12 noon to midnight on Tuesdays & Wednesdays and from 12 noon to 2am on Thursday, Friday & Saturdays. The license allows the sale of alcohol without food. A copy of the license is available on request.

## BUSINESS RATES

Rateable Value - £44,250

UBR - 0.499

Rates Payable - £22,080 (excluding any relief - see below)

The Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

## FURTHER DETAILS

Marc Rogers

07816 764653

marc@mkproperty.co.uk

<http://www.mkproperty.co.uk>



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