

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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WELL ESTABLISHED AND
PROFITABLE CHINESE TAKEAWAY
WITH UPPER PARTS LEASE
FOR SALE

LOCATED IN A HIGH ROAD IN WEMBLEY AND OFFERING A WELL FITTED AND EQUIPPED OPERATION LEASE TO EXPIRE IN 2021

WOKS COOKING
379 HIGH ROAD WEMBLEY
MIDDLESEX HA9 6AA

LOCATION

The property is situated fronting High Road Wembley in an established commercial location. The property benefits from a good deal of passing vehicular traffic and the property services a very densely populated residential community in the surrounding areas.



DESCRIPTION

The property comprises a shop and upper part fully set up as a Chinese Takeaway. The property has a modern shop front and is fully fitted internally for the purpose of the trade. There is a suspended ceiling, full extraction equipment and largely tiled walls. The property is arranged as a small seating area, counter area, kitchens and rear stores. Above is a residential flat providing three bedroom accommodation plus kitchen, bathroom and WC.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	4.87m	16'
Built Depth	17.06m	56'
Total Ground Floor	82.68m²	890 ft² (approx) incorporating all commercial areas and circulation space, incorporating staff WC, stores etc

Upper Parts

4 rooms, Kitchen, Bathroom, WC

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.



Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

TENURE

The property is offered by way of a disposal of an existing commercial lease for a term of 20 years from January 2001. The lease is subject to 4 yearly upward only rent reviews and the next review will be in January 2009. The current rent passing is **£18,000** per annum exclusive

USE/PLANNING

We understand the property currently falls within class A3 (Catering) of the Current Town and Country (Use Classes) Order with residential use upstairs. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

BUSINESS

The business currently turns over approximately £3,500 per week with normal catering profit margins applying. The business operates six days a week..

PRICE

Offer are sought for our clients leasehold interest to include the lease, fixtures and fittings and business.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT