

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
TEL 020 8766 0123 \* FAX 020 8761 4472

## **FULLY FITTED AND FUNCTIONING** **LEASEHOLD CHINESE TAKEAWAY** **FOR SALE**

LOCATED FRONTING FULHAM PALACE ROAD ON THE APPROACH TO HAMMERSMITH AND AVAILABLE UNDER A NEW COMMERCIAL LEASE AND WITH 20 YEARS TRADING HISTORY

### **78 FULHAM PALACE ROAD W6 9PL**

#### **LOCATION**

The property is situated fronting Fulham Palace Road, at the Hammersmith end, set amongst a mixture of other retail, catering and service outlets and in amongst relatively large office and residential developments. Fulham Palace Road is a busy link between Putney Bridge and Hammersmith and the property benefits from significant volumes of passing vehicular traffic as well as good deal of pedestrian flow generated by other nearby services and the property's proximity to a pedestrian crossing immediately outside. The surrounding area is a densely populated residential catchment but there are also a fair number of office buildings in the vicinity as well as a major hospital.



## **DESCRIPTION**

The property comprises a ground floor lock-up premises which has operated for some twenty years plus as a Chinese Takeaway. The property is internally partitioned to create front reception and sales area, rear kitchen, storage area and internal WC lobby. The property is fitted with full extraction equipment, seven gas burner and fully tiled floors and part tiled walls.

## **ACCOMMODATION**

<b>Gross Frontage</b>	<b>5.39m</b>	<b>17'7</b>
<b>Internal Width</b>	<b>3.99m</b>	<b>13'1 narrowing to 3.68 (12'1) after 0.76m (2'5) and widening to 4.14m (13'6) at the rear</b>
<b>Shop Depth</b>	<b>7.06m</b>	<b>23'5</b>
<b>Sales Area</b>	<b>27.40m</b>	<b>295 ft<sup>2</sup> (approx) partitioned to provide front sales and rear kitchen areas</b>
<b>Storage</b>	<b>38.10m</b>	<b>125 ft<sup>2</sup></b>
<b>Lobby and WC</b>		

**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.**

## **TENURE**

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within class A3 (Catering) of the Current Town and Country (Use Classes) Order and has operated for in excess of twenty years as a Chinese Takeaway. Prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **TURNOVER**

We understand the current business currently operates seven days a week with limited lunchtime hours and, we are advised, currently turns over approximately £4,000 per week with normal catering gross profit of around 65%. Further enquiries can be made directly of the owners by interested parties. Please note that approximately 30% of turnover results from home delivery services. Please note that we have relied upon our clients for this information and interested parties should make their own enquiries to verify.

## **RENT**

An initial rent of **£17,000 (seventeen thousand pounds)** per annum exclusive is sought.

## **PREMIUM**

Offers in the region of **£70,000 (seventy thousand pounds)** are sought for our clients lease to include all fixtures, fittings and goodwill.

## **V.A.T.**

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

## **SUBJECT TO CONTRACT**

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.