



504 Greenford Rd, Greenford, UB6 8SH

SUMMARY

Front facing restaurant

Good transport links

A3 Class Use

Recently refurbished

Large service counter

Open plan kitchen

Business to be sold as a going concern

Business comes with an electrical shutters and alarm facility

DESCRIPTION

The subject property is arranged over ground floor with a total ground floor area of approximately 2106 sqft. Long established restaurant within the busy parade of shops and it has good repeat clientele.

The property has A3 use and is currently operating as an Indian restaurant. The shop is situated on the main busy road in Greenford.

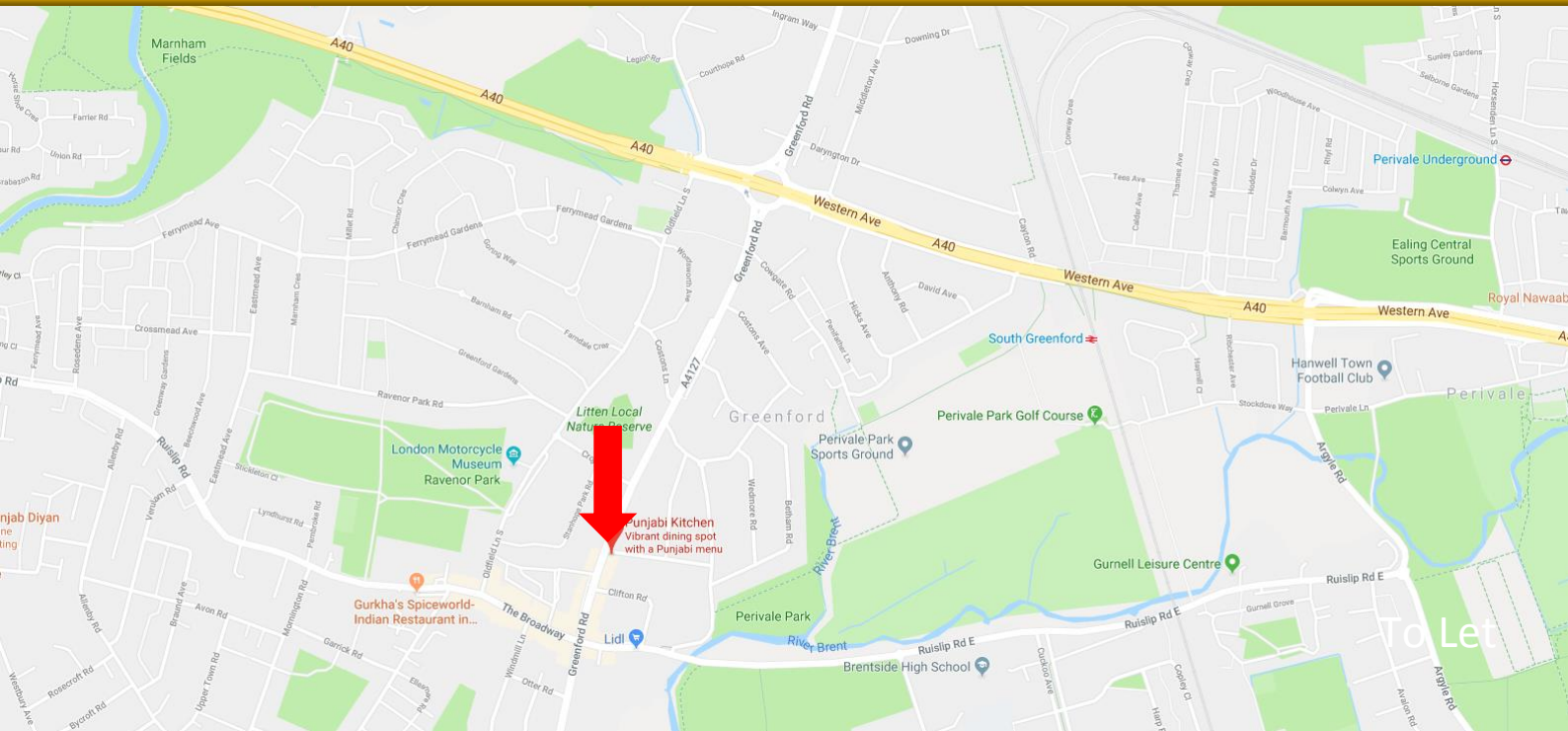
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Kitchen	26.04	280.20
Ground	Retail zone A/B	66.1	711.20
Ground	Internal Storage	26.4	284.60
Ground	Remaining retail zone	58.43	628.70
Ground	Office	4.4	47.34
Ground	Public toilets	14.32	154.10
Total		196.05	2106.14

LOCATION

Greenford is a major West London suburb with a roughly resident population of 46,787 situated within the London Borough of Ealing. Greenford is 11 miles (18) km from Charing Cross in Central London. It is served by London Underground's Central Line and the town is also served by another station, South Greenford which is also on the Greenford branch of the GWR (Overground).

Other occupiers close by include Tesco Express, Barclays Bank. There is also a selection of local independent retailers, café and restaurants.



TENURE

Premium £ 240,000
Rent £ 33,500 per annum

VAT
If Applicable

BUSINESS RATES

We are advised the property is assessed for rating purposes as follows;

Rateable Value £25,000
Rates Payable 11,500

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 5708.

Tenants or Purchasers wishing to secure this property will be required to pay a holding deposit to Monarch of £3,000. This deposit is not refundable except if the Vendor withdraws, clear title cannot be proved or the Tenants' references are not acceptable to the Landlord. This deposit is held in our client account until completion.

LOCATION MAP



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhnpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Gaurav Sarna - 0208 569 8500
E-mail: gaurav@monarchcommercial.co.uk