



Chamberlayne Road, London, NW10 3JJ

£2,916 PCM

Subject to Contract

- Sit-down restaurant
- Industrial kitchen
- Rear patio for storage or seating
- In the heart of this buzzing, trendy metropolis

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
64	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
67	

We have endeavoured to supply this information as accurate as possible. Before making an offer, buying or renting this property please seek independent or professional advice.



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**Chamberlayne Road, NW10 3JJ**

In the heart of this trendy, buzzing metropolis...opportunity to obtain a fully fitted restaurant, and flexibility to increase the seating area inside and out. Over 99sq ft of ground floor shop use over three rooms, guest W.C and exterior space to the rear. All the equipment is there from frying to peeling and maintaining the food.

Chamberlayne Road with its bars/cafes, restaurants, shopping facilities, and numerous transport links which include Kensal Green/Rise train stations. On a busy high street, surrounded by a number of businesses, therefore, benefiting from a potential of high volume foot-flow and passing trade.

Negotiable new lease and a PREMIUM of £45,000 Available now.

**Chamberlayne Road**  
 Approx. Gross Internal Area = 85.1 sq m / 916 sq ft  
 Utility & Shed = 7.7 sq m / 83 sq ft  
 Total = 92.8 sq m / 999 sq ft



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 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.