



Chamberlayne Road, London, NW10 3JJ

Asking Price £35,000

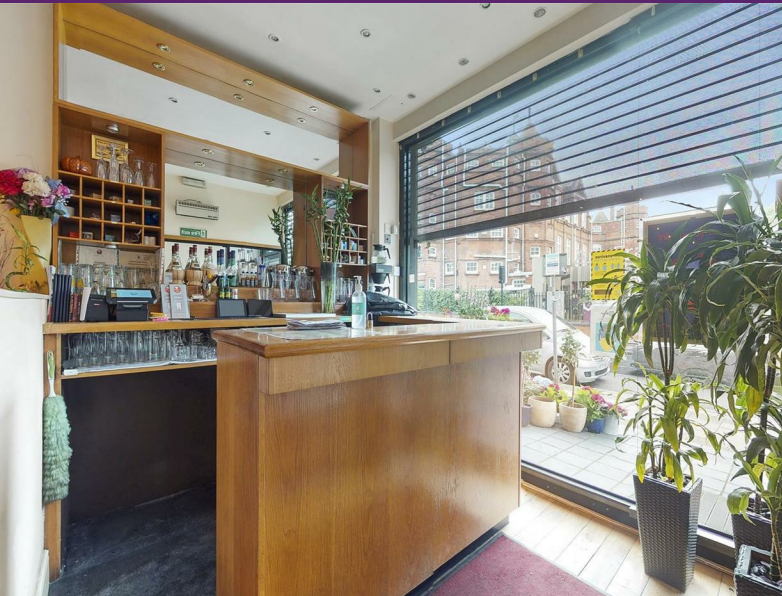
Subject to Contract

- Sit-down restaurant
- Rear patio for storage or seating

- Industrial kitchen
- In the heart of this buzzing, trendy metropolis

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         | 64      | 75        |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO2 emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         | 67      | 81        |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO2 emissions |                         |         |           |
| <b>England &amp; Wales</b>                          | EU Directive 2002/91/EC |         |           |



## 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 999sq 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

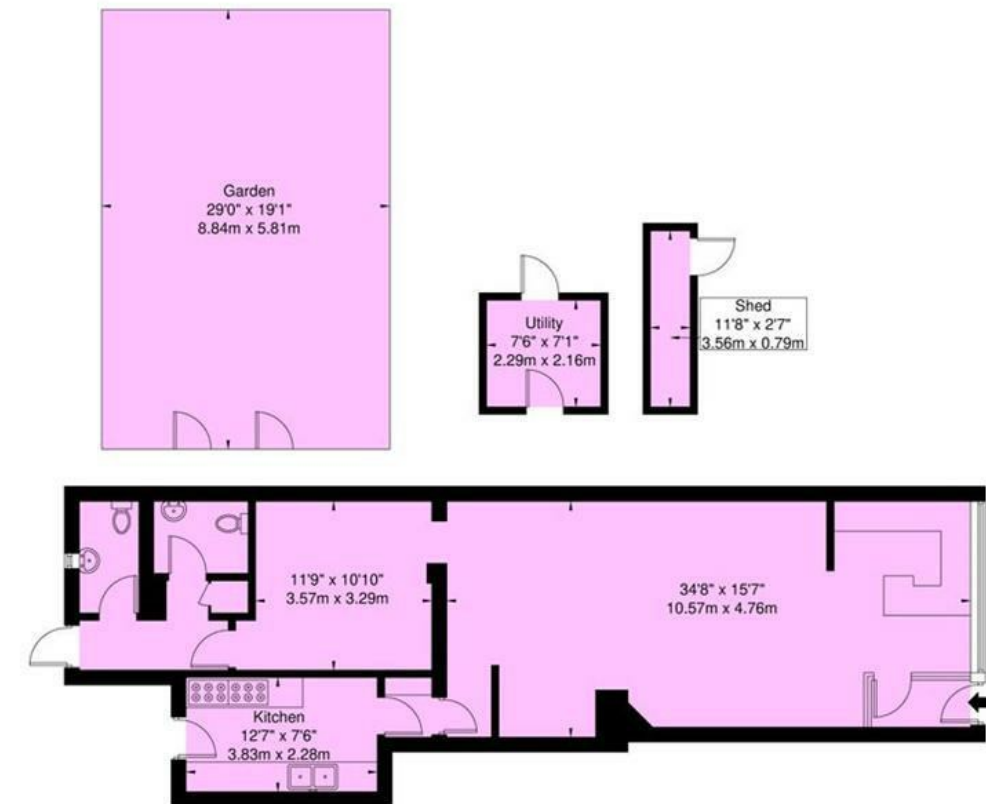
Available now.

## 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



Ref

Copyright **BLEU PLAN**

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.  
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### Tenure

**Price** Asking Price £35,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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