



RESTAURANT PROPERTY

Lease available

Prime Stanmore A3 Opportunity

Centrally Located with High-Quality Fit-Out



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11 Buckingham Parade, The Broadway, Stanmore HA7 4EB

Approx 1,700 sq ft

Location

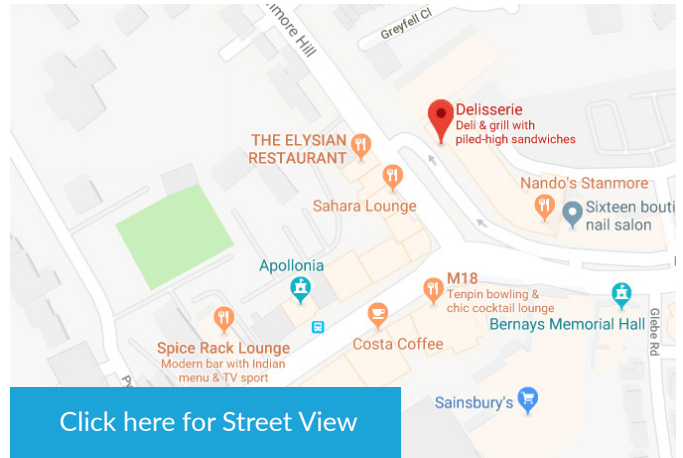
The premises occupy a prominent position along The Broadway in Stanmore, opposite Sainsbury's and Sahara Lounge. Occupiers in the vicinity include Nando's, Costa, Natwest, Specsavers, Barclays and LLOYD's Bank.

Nearby



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[Click here for Street View](#)

Accommodation

Comprising ground floor, over the following areas:

Ground Floor	1,700 sq ft
Total Internal Area	1,700 sq ft (157.99 sq m)

Rates

We understand that the property is assessed as follows.

Rateable Value	£27,750
Payable 2018/19	£12,484

Interested parties are advised to verify with the Local Rating Authority.

Lease

Assignment of lease, expiring 18 September 2027 at a current rental of £33,000 pax, with a stepped increase in September 2020 to £35,000 pax, and next rent review in September 2022.

There is a tenant-only break option in September 2022. The lease is understood to be held inside the Landlord & Tenant Act 1954.

EPC

An Energy Performance Certificate is available upon request.

Licence

Sale of Alcohol: Mon-Sat 12am (11:30pm Sun)

Legal costs

Each party to be responsible for payment of their own costs.

Premium

£75,000, for the benefit of the leasehold interest. Fixtures and fittings to be agreed.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

Theo Benedyk	Emma Cousins of CDG
DD: 020 7009 0486	020 7100 5520
tb@lewiscraig.co.uk	emma@cdgleisure.com

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.