



215 Twickenham Road, Isleworth, TW7 6AA

£ 13,800 Per Annum

Highlight Features

- ✓ 'Stop & Shop' Parking
- ✓ E Class & Sui Generis Use
- ✓ Fully Fitted Commercial Kitchen
 - ✓ Lease Assignment
 - ✓ Lease for Sale - 95k
 - ✓ Three Phase Electricity

Description

A rare opportunity to take on this well-maintained cafe & takeaway in the heart of Isleworth, suitable for a variety of uses within E class and Sui Generis. The property consists of ground floor space, WC as well as access to back patio garden. Further benefits include fully fitted kitchen, extraction system, gas supply with shut off system, 3 phase electricity supply and 'stop and shop' parking outside. Current trading hours are from 7am to 3pm Monday to Saturday so definitely scope to operate longer hours as well as adding Sunday trade.

Location:

The premises is on Twickenham Road, Isleworth, TW7. Located within a few minutes' drive from Isleworth mainline station. Richmond and Twickenham are within 15 minutes' drive and provide a whole host of well-known national, high-street retailers and bars.

Accommodation:

Ground floor unit: 75 sq m | 807 sq ft.

Garden: 17 sq m | 183 sq ft.

Premium / goodwill

Current tenant / business owner is seeking £95,000 premium / goodwill for the benefit of the leasehold, fixtures and fittings.

Terms:

The property is available by a way of an assignment of a full repairing and insuring lease (FRI) which was for 15 years from June 2021 at an annual rent of £13,800 outside Landlord and Tenant Act 1954. Rent reviews are every 5 years and first review has been activated by the landlord is currently under negotiation.

Usage:

We believe the premises fall under Class E and Sui Generis (previously known as A3 and A5) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with Hounslow Council.

Business rates:

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

Value Added Tax:

Vat is not applicable on the rent.

EPC:

This unit has an energy performance rating of C (59).

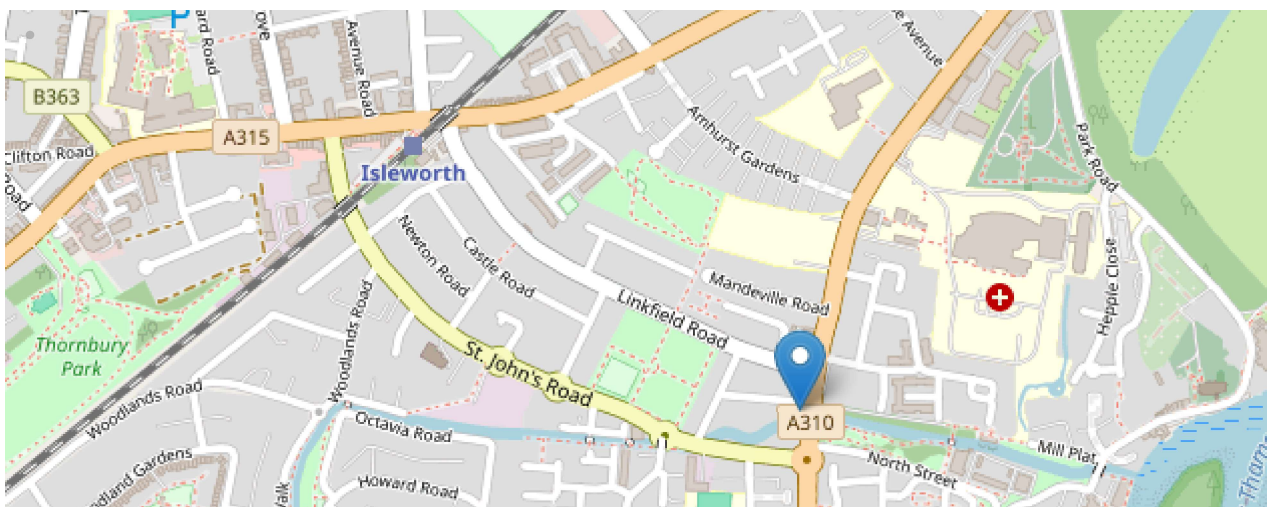
Legal Costs:

Each party to bear their own legal costs incurred in this transaction as well as the incoming tenant to bear landlord's legal costs.

Viewings:

Strictly by an appointment via Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: info@kingworths.com