

LEASEHOLD FOR SALE



Twickenham Road, Isleworth, TW7

£ 16,000 Per Annum

 Isleworth

 Restaurant

 TW7 6DH

## Highlight Features

- ✓ £70,000 Premium/Goodwill
  - ✓ Back Garden
  - ✓ E Class Use
- ✓ Great Transport Links
- ✓ Renewable Lease
- ✓ Stop and Shop Parking

## Description

A well-maintained restaurant to let and leasehold to purchase in a the heart of Isleworth. The property consists of ground floor space as well as access to back garden. Further benefits include two customer WC's, large kitchen and 'stop and shop' parking for 30 minutes.

### Location:

The premises are 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.

### Premium / goodwill

Current tenant / business owner is seeking £70,000 premium / goodwill for the benefit of the leasehold, fixtures, fittings and ongoing business.

### Terms:

The property will be available by a way of an assignment of a full repairing and insuring lease (FRI) which was for 20 years starting from 2019 at an annual rent of £16,000. Rent reviews are every 5 years.

Accommodation:  
Ground floor: 50 Sq M / 538 Sq Ft

Usage:  
We believe the premises fall under Class E 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:  
We believe this property should qualify for 100% relief but applicants are advised to make their own enquiries with London Borough of Hounslow Council.

EPC:  
An EPC has been commissioned.

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



Map data ©2022

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](mailto:info@kingworths.com)