

## TO LET - BUSINESS FOR SALE



16 College Road, Harrow HA1 1BE  
2,631 Sq Ft (244.42 Sq M)

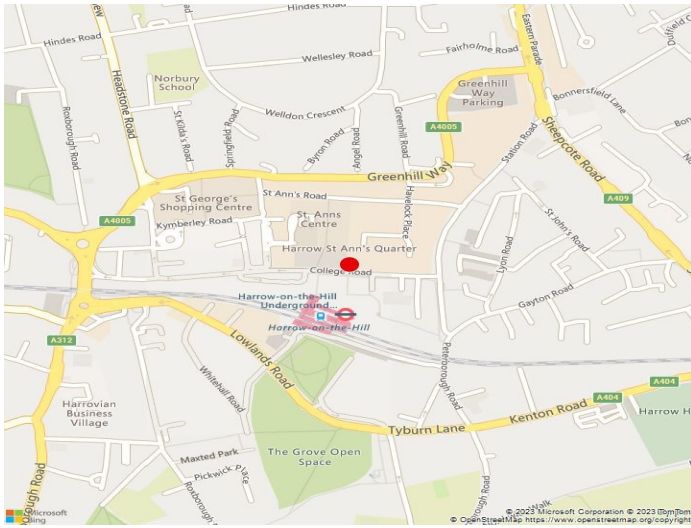
£57,500 per annum exclusive

**POPULAR AN ESTABLISHED BUSINESS FOR SALE**

- CONFIDENTIALLY AVAILABLE
- FLAT INCLUDED
- PREMIUM REQUIRED

## Location

Located in the heart of Harrow Town Centre, a popular shopping area with very good parking facilities nearby.



## Description

Well known restaurant business currently trading as Lokma Charcoal grill steak House. Authentic Turkish Mediterranean Cuisine. It comprises a ground floor restaurant with 90 covers, servery bar, kitchen and WC facilities. Storage area to the rear. First floor storage. Second floor 1 bed flat.



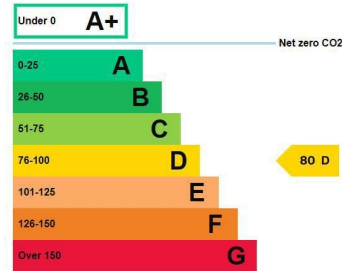
## Accommodation

Accommodation	sq ft	sq m
Restaurant	2,091	194.25
First Floor	540	50.17
Second Floor - 1 Bed Flat		
<b>Total Area</b>	<b>2,631</b>	<b>244.42</b>

## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of D (80).

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Premium

Details upon application.

## Rent

£57,500 per annum exclusive

## Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £36,500

Rates Payable : £4,553 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

steve.keenan@vdbm.co.uk 01923 845226

toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.