



## 487C Staines Road, Bedfont, TW14 8BN

### SUMMARY

Ground floor lock up shop operating as a restaurant

Commencing rental of £25,000 per annum

Strong commercial footfall

Close proximity to Heathrow Airport

2 car parking spaces

Prominent position on Staines Road

Fully fitted kitchen and restaurant available

### LOCATION

Bedfont is a suburban town approximately 13 miles west from Central London and 2 miles from Heathrow airport.

The property occupies a prominent position in Staines Road, located at the beginning of a busy retail parade forming Bedfont's main shopping street.

Nearby occupiers include Greggs, Boots Pharmacy, Age UK, Papa Johns, and Tesco, amongst other local retailers.

### DESCRIPTION

The subject property comprises a ground floor lock shop, formerly trading as a restaurant of approximately 1,012 sqft floor area.

The property comprises a kitchen and storage area and benefits from its own dedicated car parking. There are two allocated parking bays to the front of the property. The property benefits from side access off Gould Road.

The restaurant has been fully fitted with over 40 covers. Viewings are highly recommended.

The following breakdown indicates the approximate area and dimensions of the unit:

FLOOR	AREA	AREA sqm	AREA sqft
Ground	Restaurant	49.26	530
Ground	Toilets	2.70	30
Ground	Kitchen	42.02	452
<b>Total Area</b>		<b>93.98 sqm</b>	<b>1,012 sqft</b>



**TENURE**

Rent £25,000 per annum exclusive of rates and VAT.

Premium Offers invited in the region of £30,000

Lease Term The shop is available on a new full repair and insuring lease for a term to be agreed.

**VAT**

To be confirmed.

**BUSINESS RATES**

We are advised the property is assessed for rating purposes as follows:-

Rateable Value	£11,000
Rates Payable	£6,500

Interested parties are advised to confirm the rating liability with the Local Authority.

**ADDITIONAL INFORMATION**

Further information can be provided on request.



**VIEWING AND FURTHER INFORMATION**

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Gaurav Sarna** - 0208 569 8500  
E-mail: [gaurav@monarchcommercial.co.uk](mailto:gaurav@monarchcommercial.co.uk)

**Ankur Lakhapal** - 0208 569 8500  
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