



Frampton Street, London NW8 £40,000 Per Annum Subject to contract

A very well-located, fully fitted restaurant with a strong local following.

Available to rent on a new lease.

The property is arranged over two floors, has a large separate dining area to the side of the main restaurant.

Basement kitchen, fully fitted

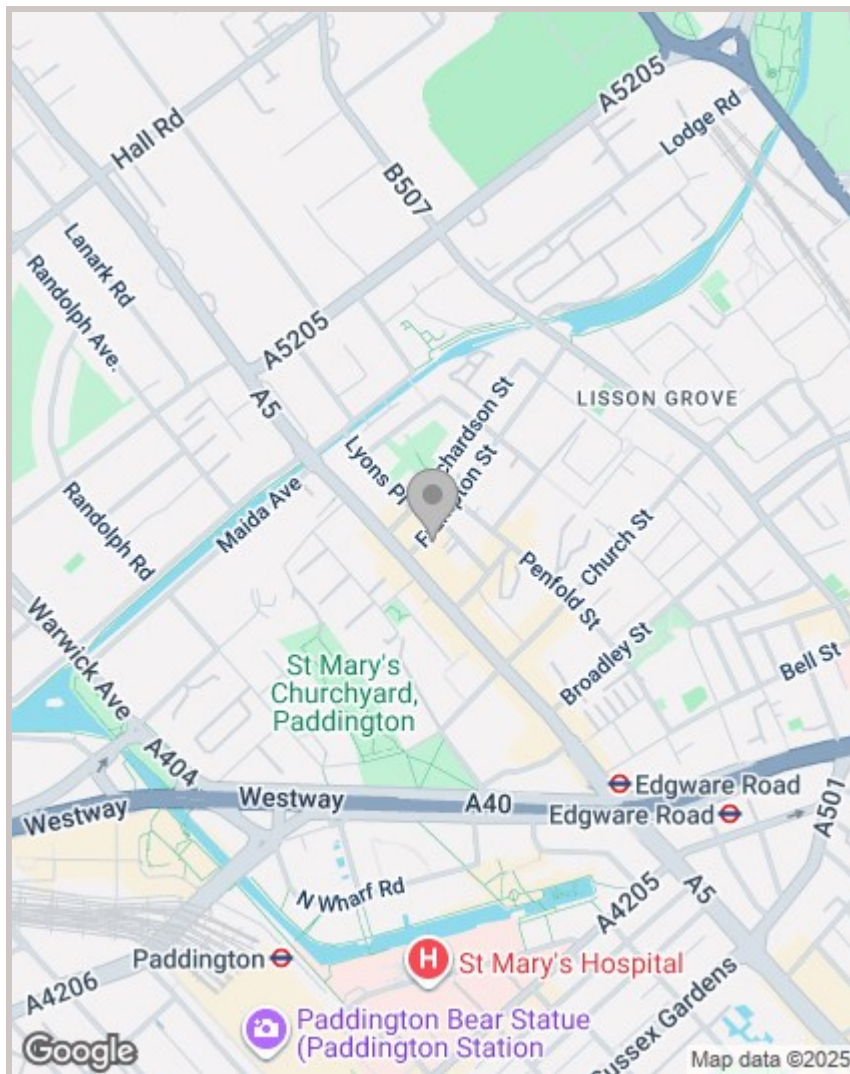
Property Overview

Total size circa 1400 sq ft.

Available now
Premium NIL
EPC - B

Frampton Street is located close to Marylebone and Londons West End and Edgware Road

- Great Location
- Superb Opportunity
- New Lease Available
- 2 large dining areas
- Basement kitchen
- Fully fitted bar
- Available now
- Circa 1400 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).