

CAFÉ/WINE BAR/RESTAURANT
(WITH SOUTH FACING EXTERNAL TERRACE)
LEASE FOR SALE



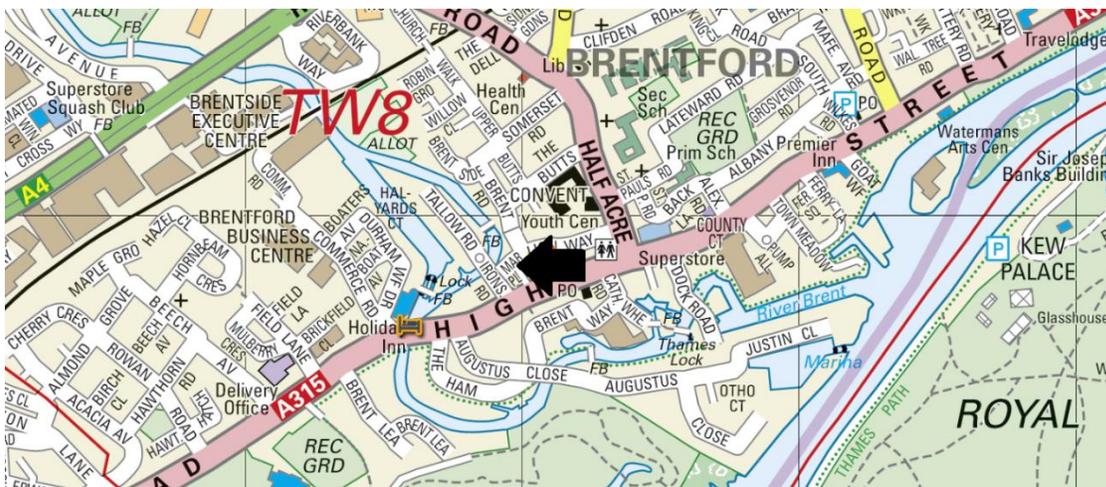
OLD MAGISTRATE'S COURT, MARKET PLACE,
BRENTFORD, TW8 8F



LOCATION

The property is located in Market Place, in the heart of Brentford town centre, on the north side of the High Street (A315), which links Chiswick and Kew Bridge to the east, with Isleworth and Hounslow to the west.

The town centre of Brentford is a short distance from the A4 Great West Road, home to numerous major corporations including GSK and Sky.



The premises are situated in a highly prominent location in the centre of the town, which is the scene of considerable investment and change presently, as Ballymore have now embarked on their 900-home residential and commercial development scheme - The Brentford Project.

This scheme is set to transform the town and will form a much-needed link between the High Street with the Waterside area of the Grand Union Canal and River Thames. The Market Place, where Verdict sits at the heart, figures centrally in Ballymore's vision for the area. Completion and occupation of The Brentford Project will take the local market potential to a different level.



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DESCRIPTION

The property was formally the local Magistrates' Court, converted in 2016 to form commercial premises together with residential apartments above.

To the front and side of the property is a large piazza/market square area, which is used from time to time by local market stall holders and farmers' markets. The property itself benefits from a terrace to the front, and an elegantly designed ramp to provide easy accessibility to all.

The premises are arranged over ground floor and basement. The ground floor incorporates an imposing central entrance area, currently arranged with a stylish counter facing the entrance.

To each side are virtual mirror-image areas, which provide flexibility for differing formats or styles of décor. Customer WC's are located to the rear of the right hand wing. Separation to form separately-lettable units is feasible, subject to minor reconfiguration and any necessary approvals. NB. Left hand wing now sublet on licence to Naked Grain.



The Basement provides kitchen facilities together with administration space and staff WC's. There is an external vault for additional storage space.



Market Square: The lease incorporates the right to use the large Market Square at the front of the property, which subject to suitable permissions could be used for a wide range of outdoor trades.



AREAS -

Ground floor café/restaurant: 760 ft²/71 m² NIA

(NB. Part GF 410sf/41m² has been temporarily sublet by way of a licence to occupy.)

Basement kitchen & ancillary: 532ft²/49.5m² NIA

RATEABLE VALUE: £28,500 (London Borough of Hounslow), which includes the sublet area. The hereditament may need to be split, depending on terms agreed.

PREMISES LICENCE: The venue benefits from a Licence to sell alcohol for consumption on and off the premises between midday and 11pm, and to allow Plays & Films.

LEASE: The premises are held on a fully repairing and insuring lease for a term of 15 years from 14th August 2020 at a current passing rent of £30,000pa, rising to £35,000pa on 28th September 2023, and £40,000pa on 28th September 2024, with upwards only rent reviews on 28th September 2025 and 2030.

RENT & PREMIUM - Premium offers are invited from committed parties for the benefit of the lease, the A3 consent with full extraction, premises and alcohol licences, fully equipped kitchen, fixtures/fittings, and by agreement, use of the current brand and goodwill.

Premium: Seeking offers in the region of £100,000 plus VAT as applicable.

LEGALS - Each party to bear their own costs, however a non-refundable deposit of £5,000 will be required at the point of instruction of solicitors.

VIEWING – Strictly by appointment with the sole agents

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