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# London Properties



## Harlington Road West, Feltham, Middlesex

London Properties are pleased to offer to the market fantastic business opportunity to acquire a rarely available prime location Shisha bar / lounge and restaurant. Situated in a sought-after part of Feltham, less than a five-minute drive from the busy Cineworld/Tenpin complex. The premises occupies one of the most enviable trading positions. Within walking distance of Feltham high street and central heart of Feltham. Internal viewings are highly recommended through London Properties by appointment only.

### £150,000 Business, Lease, Fixture & Fittings



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**[www.london-properties.co.uk](http://www.london-properties.co.uk)**

Proprietor: Mukesh B. Mehta

## ADDITIONAL PHOTOGRAPHS



PIC 2



PIC 3



PIC 4



PIC 5



PIC 6



PIC 7

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## **Harlington Road West, Feltham, Middlesex, TW14 0JJ**

<b>LOCATION:</b>	The Premises are is located in Harlington Road West in Feltham, Middlesex & less than a five-minute drive from the busy Cineworld/Tenpin complex. The premises occupies one of the most enviable trading positions. Within walking distance of Feltham high street and central heart of Feltham.
<b>DESCRIPTION:</b>	The restaurant and lounge seats around 80 people, with neon LED lighting and full heating all around, offering an amazing feel of a nice garden for Shisha. There is also a bar for those who wish to consume alcohol, generating a lot of sales from cocktails
<b>BUSINESS:</b>	The restaurant has recently undergone a massive renovation, offering bespoke modern, creating a vibrant ambience that keeps a solid customer base returning. This ideal location gains high footfall, keeping the restaurant atmospheric.
<b>USES:</b>	Class E & the Old A1/A2
<b>PREMIUM:</b>	£150,000 Guide price for the benefit of the lease, fixtures, fittings and goodwill
<b>RENTAL:</b>	£31,000 per annum
<b>TERMS:</b>	The current remaining 15 Years on lease.
<b>BUSINESS RATES:</b>	The business is currently not paying any rates (Nil).
<b>SIZE:</b>	Approximately 516 sq ft
<b>OPENING HOURS:</b>	Monday - Friday 2:00 p.m till 12 Midnight & Saturday -Sunday 2:00 p.m till 1:00 p.m
<b>STAFF:</b>	0'Owner managed with 2 staff
<b>UPPER PARTS:</b>	2-bedroom upper parts with rental income of £12,000 per annum
<b>TURNOVER:</b>	Current turnover in excess of £286,000 per annum & £1,200 Uber Eats, Just Eat & Deliveroo weekly
<b>LEGAL COST:</b>	To be confirmed
<b>LOCAL AUTHORITY:</b>	Hounslow
<b>COVERS:</b>	80 Covers

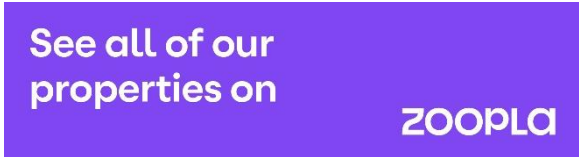
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- REFERENCE CHARGE:** London Properties charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, whether they are accepted or not by the Landlord.
- HOLDING DEPOSIT:** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the London Properties client account
- AGENT NOTE:** London Properties for themselves for Lessors, Vendors and their agents, give notice that:-
1. These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
  2. These details do not constitute any part of an offer or contract.
  3. All statements or details contained within these particulars are without any responsibility on any part, to London Properties.
  4. All rent prices, fees and charges are quoted exclusive of VAT
- VIEWINGS:** Through London Properties by appointment only
- MAILING LIST:** We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.
- DETAILS BY E-MAIL:** We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: [info@london-properties.co.uk](mailto:info@london-properties.co.uk)
- FREE VALUATIONS & MARKETING ADVICE:** We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: **020 8861 4615**

Written quotations are available on request. Please contact this office.

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We list all our properties on



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