franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526

Price/premium £60,000 **Rent** £29,000 Per annum **Size** 960 Square feet **Ref** #3378

Address

Address: Boulangerie Jade, 104 Askew Road

Postcode: W12 9BL

Town: Shepherds Bush

Area: London

Location

Prominently positioned on the west side of Askew Road in the heart of a well-established and vibrant retail parade and adjacent to Co-op. The property lies in the affluent residential area of Shepherd's Bush, benefitting from strong local footfall and a loyal neighbourhood customer base. Askew Road connects Uxbridge Road to Goldhawk Road, and features an attractive mix of independent retailers, cafés, restaurants and convenience operators.

Description

Patisserie/ Coffee shop business for sale as a Going Concern.

Leasehold guide price £60,000 to include goodwill, fixtures/fittings & equipment.

The shop is nicely presented and fully equipped for the trade with space for 40 covers inside and 8 in front of the property. Air conditioning is fitted (not rested) and there is a cellar for storage. There is a kitchen, store and customer toilet to the rear of the unit, along with a door to a rear passage way.

The permitted trading hours in the lease are 07.00- 19.00 weekdays and 08.00- 19.00 weekends.

A rent deposit of £7,250 is lodged.

Please view by appointment only through us.

EPC band C.

General Information

Tenure:	Leasehold
Price/premium:	£60,000
Rent:	£29,000 Per annum
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a R.V. of £27,000 from 1st April 2026, payable at the prevailing rate.
Lease details:	15 years from 29th September 2019. Rent Reviews 29th September 2024 and every 5th anniversary thereof.
Trading hours:	Monday to Saturday 7am to 6pm (8am to 6pm Sunday).
Years established:	15.
Client involvement:	Part time.

Features

- Business for sale
- Close to many multiples
- Densely populated area
- Early viewing recommended
- Excellent trading location
- Fitted catering kitchen
- Nicely presented
- Outside seating
- Turnkey opportunity
- Viewings by appointment only

Property Map

Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.

co
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