



Confidential

West London
Pub/Restaurant W14

This bar/restaurant is a highly profitable business currently operating with an Italian Pizza and Mediterranean menu, well-appointed throughout and the luxury of a 2 bed flat on the top floor of the premises.

Location:

Situated in a densely but wealthy residential area approx. 750 m from High Street Kensington. Kensington Olympia Station (District Line, Overground and Network Rail) is only 7 minutes walking distance.

Description:

Attractive Art Deco corner property arranged on the basement, ground and two upper floors. A warm bohemian décor with seating for 60 persons. Corner bar servery, 1st Floor function room for 20 with fully fitted and equipped kitchen. Basement Storage, beer cellar, Ladies and Gents WCs. 2nd Floor Flat: A well-appointed luxury 2-bedroom flat, kitchen diner and Bathroom and wc.

The Business:

The business is a renowned restaurant bar offering an attractive artisan Mediterranean menu with a unique home-made pizza selection. Turnover to the yr end July 24 was £1,013,275 with an EBITDA of £140,115. A similar level of trade is projected for 2025. Food and Wet sales were 55/45 in favour of food.

Tenure:

30 years, free of tie, lease. Inside the 54 Act, expiring February 2042. Rent: £135,400 per annum.

Licensing Hours: Monday- Saturday 11 am to 23.30 pm. Sunday 12 noon to 23.00 pm.

Premium: Offers on £350,000 for the lease, goodwill, trade fixtures fittings and equipment.

Property Misdescription - AJR Leisure:

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