



**BAYSWATER  
A3 PREMISES**

Lease for Sale  
43 – 45 Porchester Road,  
London, W2 5DP

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## **‘The Village’ Lease Assignment**

**43 – 45 Porchester Road,  
London, W2 5DP**

**A3 Planning Use  
Restaurant**

- + Prominent return frontage
- + Fully fitted turnkey operation
- + Open-plan kitchen (Pizza Oven) on ground floor
- + Close to Royal Oak Underground Station serviced by Circle, Hammersmith & City lines

**Areas:**

Ground:	99.5 sqm	1,071 sqf
Basement:	125.3 sqm	1,349 sqf
Total:	224.8 sqm	2,420 sqf

**Rent:**

A passing rent of £61,000 per annum.

Floor Plans Available Upon Request

**Lease:**

An Assignment of the current Full Repairing & Insuring Lease for a remaining term of 23 years, subject to five yearly rent reviews, held inside the Landlord & Tenant Act.

**Location:**

Map from [here](#)

**Planning Use:**

A3

**Description:**

The premises benefits from a large return frontage onto Porchester Road and Queensway. In its current configuration, the venue is currently laid out to trade over both ground and basement levels. The ground floor accommodates for 70 covers with various storage areas and disabled WCs with an additional 50 covers in the basement, primary kitchen and WCs. For further information on the current operation of the premises, please visit the website here: <http://www.villagebakerypizzeria.co.uk/>

**Licence:**

**Opening Hours:**

Monday & Saturday      08:00 to 00:30  
Sunday                      12:00 to 00:00

**Viewings / Further Information:**

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**Premium:**

£200,000 for the leasehold interest, licence, fixtures & fittings.

✧  
**CHARLES BENJAMIN**  
— ASSOCIATES —

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