



**MOVE INN ESTATES**  
MAKING THE RIGHT MOVE

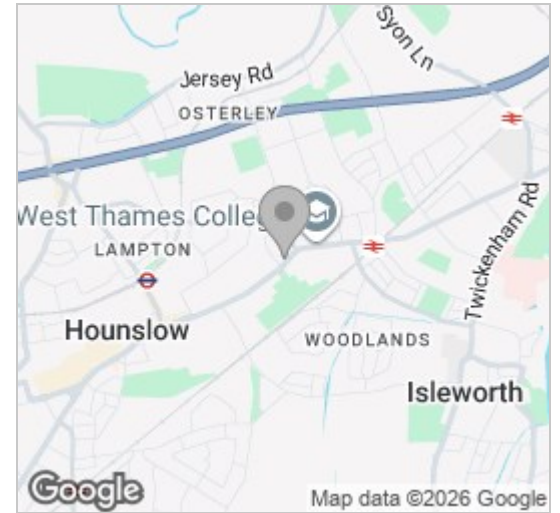


**London Road**  
Isleworth, TW7 4EP  
£26,000 Per Annum

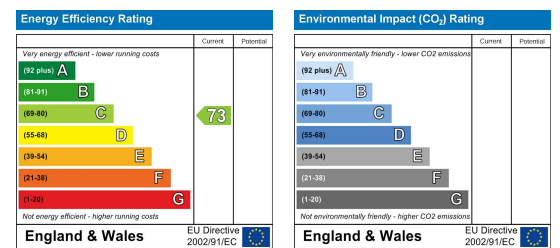
## Floor Plan



## Area Map



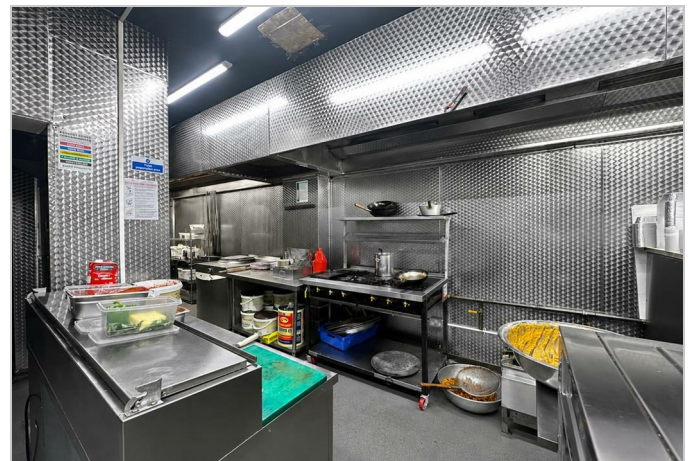
## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Prime London Road location with excellent visibility and high levels of passing footfall and traffic.
- Well-established, fully fitted restaurant ready for immediate trading.
- Approximately 17 years remaining on the lease, offering long-term security.
- Passing rent of just £26,000 per annum, providing an attractive occupancy cost.
- Currently exempt from business rates (subject to the occupier meeting eligibility criteria).
- Commercial kitchen included, with selected cooking equipment available as part of the sale.
- Asking price of £95,000 for the business goodwill and leasehold interest.
- Ideal opportunity for an owner-operator or experienced restaurateur seeking a turnkey restaurant in a thriving West London location.



An exceptional opportunity to acquire the leasehold interest of this well established and fully fitted restaurant, prominently positioned on the busy London Road in Isleworth. Occupying a highly visible trading location with excellent levels of passing traffic, the premises are ideally suited to an owner-operator or experienced restaurateur seeking a ready-to-trade business in a thriving West London location.

The property benefits from approximately 17 years remaining on the existing lease, providing long-term security for an incoming purchaser. The current passing rent is £26,000 per annum, and the premises are currently exempt from business rates, subject to the occupier's eligibility.

Internally, the restaurant has been fitted to a good standard and includes a commercial kitchen, with selected cooking equipment available to remain as part of the sale. Utensils and smaller operational items will be excluded, allowing the purchaser to incorporate their own equipment where required.

Offered with an asking price of £95,000 for the business goodwill and leasehold interest, this represents an excellent opportunity to acquire a well-located restaurant premises with an established fit-out, attractive lease terms, and immediate trading potential.

Viewings are strictly by appointment through the agent.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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