david charles
property consultants

TO LET

455 Uxbridge Road, Hatch End

Pinner, HA5 4JS

Fully Fitted Restaurant In A Prominent Retail Position - Lease for sale

1,370 sq ft

(127.28 sq m)

- Fully fitted restaurant
- Italian concept
- Prominent position on Hatch End High Street
- Substantial fit out ready for immediate occupation
- Walk in fridge and dry storage
- Fully fitted bar

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Summary

Available Size	1,370 sq ft
Rent	£40,000 per annum
Rates Payable	£15,336 per annum
Rateable Value	£35,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The premises comprises a fully fitted restaurant situated on the main road through Hatch End. The fittings are of a high quality throughout and are ready for use by a prospective tenant. The kitchen is modern and well maintained with a large walk in fridge and an extension for dry storage to the rear of the property.

Location

The property is located on Uxbridge Road within walking distance (0.3 mi) of Hatch End Overground Station. The building is positioned in a prominent location in the heart of Hatch End on a busy retail parade. Customer parking is available by way of on street pay and display as well as Grimsdyke Car park which is opposite the subject premises.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	663	61.59	Available
Ground - Kitchen	494	45.89	Available
Total	**1,157**	**107.48**	

Terms

The premises are available by way of a lease assignment, subject to the landlords consent. The current passing rent is £40,000 per annum with an upcoming rent review on 8 October 2027. The lease expires on 8 October 2032 and was granted inside of the Landlord & Tenant Act 1954 and therefore the tenant would have the right to renew the lease at the end of the term.

Premium

A premium is being sought to benefit our client's existing lease, fixtures, fittings, and associated goodwill. The premium has been set at £160,000.

Viewing & Further Information

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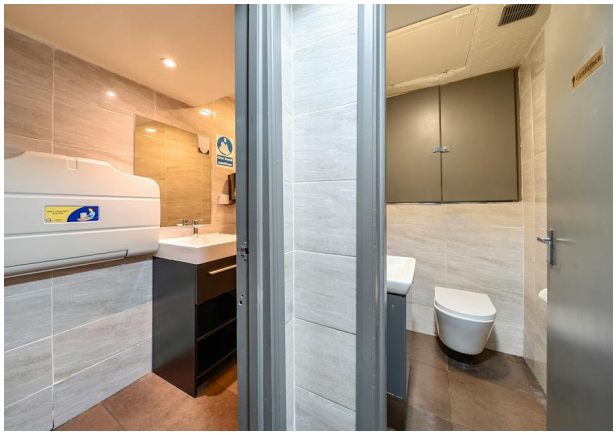
PIZZA
PASTA
CASA MIA
GRILL
SPECIALS
8428 0079
Casa Mia Italian Restaurant
www.casamiarestaurant.org.uk

Falcon
MAIN MEAT
FRIDGE

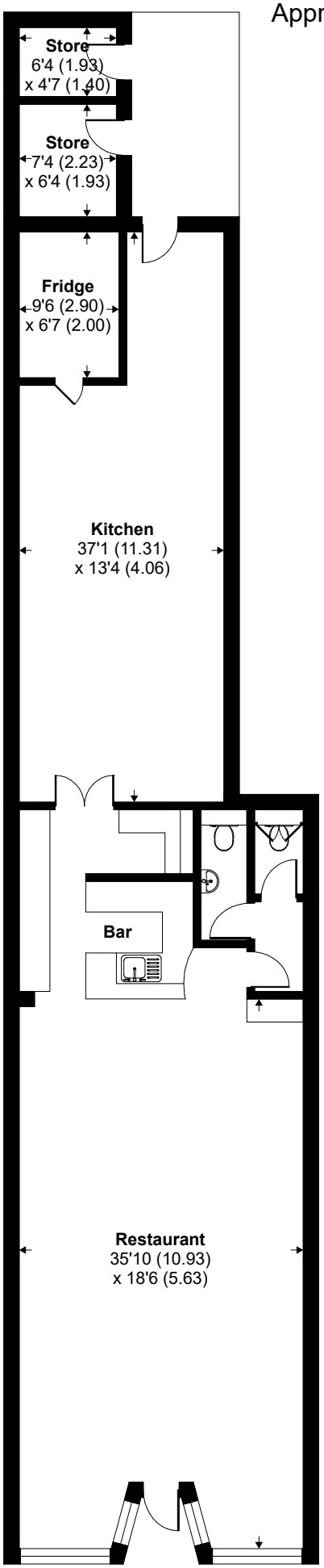


food waste only

CASA MIA

Uxbridge Road, Pinner, HA5

Approximate Area = 1370 sq ft / 127.2 sq m
Outbuildings = 80 sq ft / 7.43 sq m
Total = 1450 sq ft / 134.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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