



**DAVIS  
COFFER  
LYONS**

**FREE OF TIE GROUND FLOOR AND BASEMENT  
'LOCK UP' IN AFFLUENT MAIDA VALE  
LONDON, W9**

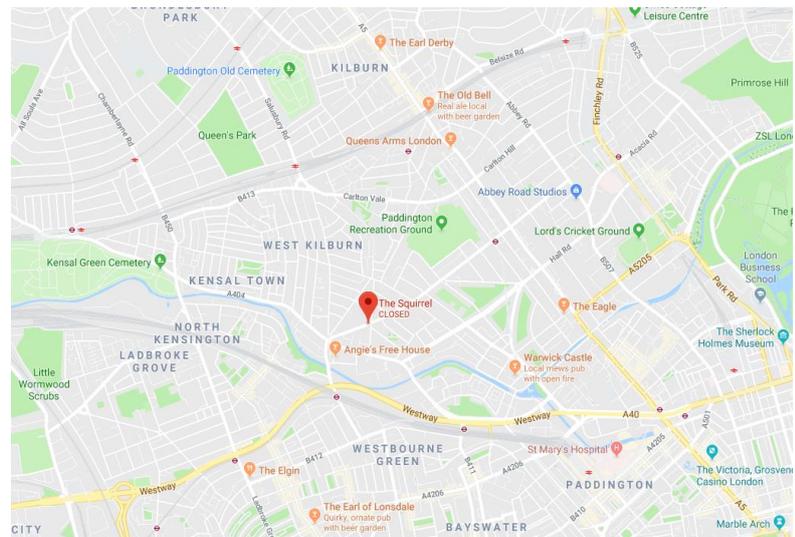


**The Squirrel, 46 Chippenham Road, Maida Vale, London, W9 2AF**

## Summary

- Free of Tie
- Ground floor and basement 'lock up'
- Fully fitted to a high standard
- Close to Maida Vale and Westbourne Park underground stations
- Rent: £60,000 per annum

**New Lease Available**



Viewing is strictly by prior appointment with sole agents  
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### Location

The property has a prominent corner position on Chippenham Road and Elgin Avenue. This is an affluent area of North West London with high density residential accommodation and numerous other commercial and retail occupiers. Paddington Recreation Ground, Paddington Academy and BBC Studios are all nearby. The area is well served by public transport with a number of underground stations in walking distance including Maida Vale and Westbourne Park.

[Google Street View](#)



### The Property

Single bar operation over ground floor and basement with a central servery on the ground floor and open plan trade area. The property has been fit out to a high standard.

### Licensing

There is a premises licence in place which permits opening hours as follows:

Monday to Saturday	10.00am to 00.30am
Sunday	11.00am to 23.00pm

### Tenure

The premises are available by way of a new 15-20 year lease subject to 5 yearly upwards only rent reviews.

The rent is £60,000 per annum. The 2010 Rateable Value is £47,000. Parties should verify this via the VOA website.

### Fixtures and Fittings

We understand that all fixtures and fittings that are situated on site will remain

### Premium

Nil Premium

### Planning

We understand the premises benefit from Class A4 Use.



### Energy Performance Certificate

A copy of the EPC is available upon request.

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.