

TO LET

PRIME RESTAURANT & BAR OPPORTUNITY IN AFFLUENT NORTH WEST LONDON SUBURB

THE FARM RESTAURANT & BAR 55 Green Lane, Northwood HA6 3AE



Features

- 3,298 Sq Ft (306.38 Sq M)
- £52,000 Per Annum
- Beautiful period building with strong kerb appeal
- Fully fitted restaurant & bar
- Fixtures, fittings, furniture, and equipment inc.
- All fit-out approximately 1 year old
- Turnkey operation ready for immediate trading

Summary

An exceptional opportunity to acquire a fully fitted, high-specification restaurant and bar trading as *The Farm*, ideally positioned in the heart of Northwood.

Offered for sale due to a genuine change in the proprietor's circumstances, this is a unique opportunity to secure an immaculately presented restaurant and bar. The thoughtfully designed, neutral interior creates a versatile backdrop, enabling an incoming operator to seamlessly apply their own branding and culinary vision.

Available by way of lease assignment, the opportunity includes a fully fitted trading business, with a premium payable for the fixtures, fittings, equipment, and goodwill. Price on Application.



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For further information please contact:

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Location

Occupying a striking period building, the premises benefit from a highly prominent location directly opposite Waitrose Northwood and just moments from Northwood Underground Station, ensuring strong footfall and excellent connectivity.

Description

The Farm has been successfully established for just over one year and has quickly built a strong local reputation. The business is offered for sale as a going concern, presenting a turnkey opportunity for an incoming operator.

The venue is fitted out to an extremely high standard, combining contemporary design with the character of the period property, creating a warm and stylish dining environment.

Accommodation

The premises are arranged over basement, ground and first floor levels:

- **Basement:** 346 sq ft (ancillary storage)
- **Ground Floor:** 1,476 sq ft (main restaurant and bar area)
- **First Floor:** 1,476 sq ft (additional dining / private function space)

Total Net Internal Area: 3,298 sq ft

Terms

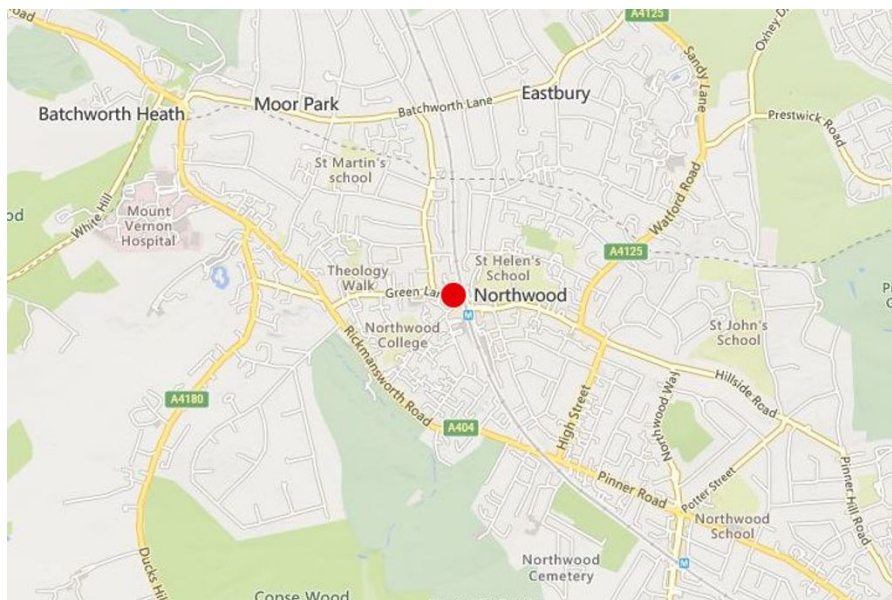
The property is available by way of a 25 year lease from 8th April 2024. The rent is £52,000 per annum with 5 yearly upward only rent review (next due 08/04/29). There is a tenant only break option in on 08/04/31 subject to 8 months prior written notice. The rent deposit is £26,000 payable on assignment of the lease.

Premium

A premium is required for the benefit of the existing fixtures, fittings, equipment and fit-out. Details upon application.

Business Rates

London Borough of Hillingdon.
Rateable value £46,000.
Rates payable for 2026/27 will be £6,279 after applying 75% hospitality relief discount.



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Legal Costs

The superior Landlords legal fees will be payable by the incoming tenant. The assignor and assignee will each pay their own legal fees.

Viewing

Chamberlain Commercial are contracted as sole agents and all viewings and negotiations must be arranged through our office. Interested parties who directly contact our clients will be excluded from taking this property.

To arrange a viewing please call Chamberlain Commercial on 0208 429 6899.

Contact

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