



**Ping Pong, Unit 1029, Westfield London Shopping Centre  
Ariel Way, Shepherds Bush, London, W12 7GA**

**Location**

The premises is located within [Westfield London](#) (one of the largest shopping centres in the UK) and is situated in a prime position on the Southern Terrace close to the exit for Shepherds Bush underground station.

Nearby occupiers include Wagamama, Balans, Busaba, Bills, Leon, Le Pain Quotidian, Waitrose and House of Fraser.

**Description**

The restaurant is fully fitted to a high standard and arranged over ground floor with a large outside terrace at the front.

We understand the approximate gross internal area to be:

Ground	455 sq m	4,900 sq ft
Total	455 sq m	4,900 sq ft

**Tenure**

The premises are held on a full repairing and insuring lease for a term of 25 years from 1 October 2009 at a rent of £315,800 pa exclusive with 5 yearly rent reviews, to be granted Outside the Security of Tenure Provisions of the Landlord and Tenant Act (1954).

**Premium**

Offers invited.

**Planning and Licensing**

The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Sunday	09.30am to midnight
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We understand that A3 planning permission is in place.

**Further Details**

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Staff are unaware of this sale.  
Viewing is strictly by prior appointment with sole agent  
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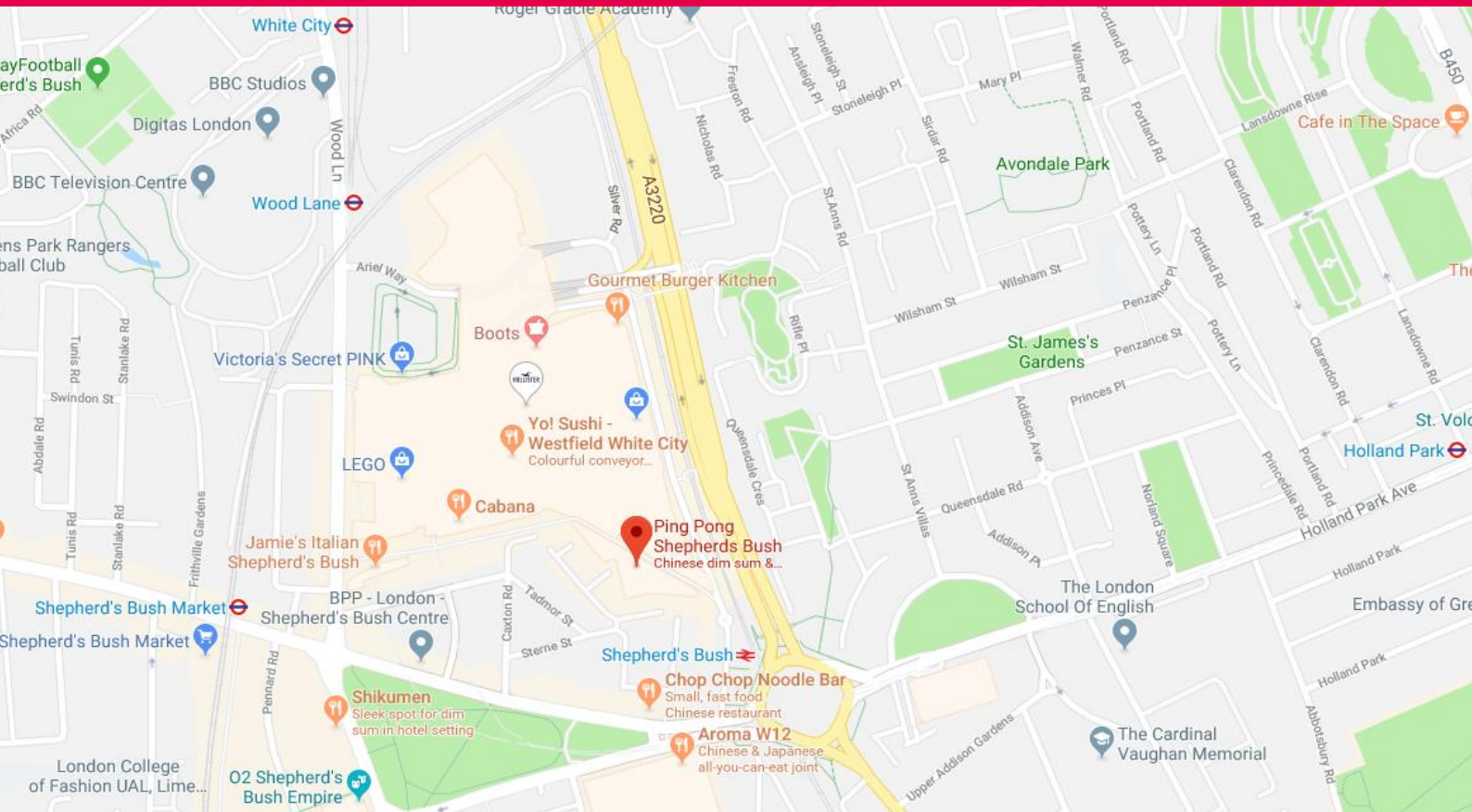
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**DAVIS  
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LYONS**

**FULLY FITTED RESTAURANT \* LEASE FOR SALE,  
4,900 SQ FT GROUND FLOOR PLUS OUTSIDE SEATING  
WESTFIELD LONDON, SHEPHERDS BUSH, W12**



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