

NEWLY REFURBISHED 90 SEAT RESTAURANT FOR SALE
 OLD CHURCH ROAD, CHINGFORD, E4
 2,300 SQ.FT (213.68 M²)



Key Features

- Recently Refurbished
- Renewable Lease
- 90 Seat Restaurant
- Newly Fitted Kitchen
- Newly Installed and Fully Equipped Bar
- CCTV's
- Electric Roller Shutters
- Alcohol License
- 3 Phase Power
- Allocated Car Parking

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The premises is situated on Old Church Road (A112) in Chingford, East London. Old Church Road leads into Chingford Mount Road, forming the main shopping and commercial area in South Chingford. To the South, the A406 North Circular Road can be reached in approximately 5 minutes by car. A number of restaurants, cafes, banks and multiple retailers such as Lloyds TSB, HSBC, Costa Coffee and Ladbrokes are located in the immediate vicinity of the demise.

Accommodation

Restaurant premises with kitchen, storage, male and female WC's and 2 allocated car parking spaces which can be accessed via a service road to the rear also facilitating loading and unloading. Approximate areas and dimensions are as follows:

Internal Width	24' 5" (7.44 m)
Build Depth	95' 2" (29.01 m)
Total	2,300 sq.ft (213.68 m²)

Lease Terms

The premises is offered by way of business transfer or an assignment of the existing lease which is to expire September 2031. Such lease is inside the provisions of the Landlord and Tenant Act 1954 governing Security of Tenure.

Rent

£32,500 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Price

£130,000 premium sought in consideration of the goodwill of the business, fixtures and fittings and the benefit of the renewable lease.

Rates

Rateable Value	£27,000
UBR 2018/2019	47.5p
Rates Payable	£12,825

VAT

Value Added Tax is not applicable in respect of this property.

Service Charge

A service charge is not applicable in respect of this property.

Energy Performance Asset Rating

C	◀ 57	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.