

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Substantial Restaurant & Lounge/Shisha/ Function Area Plus 2 x 3 Bed Flats Lease for Sale

Lea Bridge Road, Leyton E10



Description

Substantial restaurant premises which are derived from two inter-connecting buildings and fronting Lea Bridge Road. The premises are arranged as a restaurant of around 80 covers (dependent upon layout), large kitchen area and rear lounge and rear yard area which is currently used for functions, sports bar, shisha and can be adapted for many uses.

The upper part comprises 2 x 3 bedroom flats which are currently let as rooms and produce an income which virtually covers the overall rent of the whole premises.

The premises benefit from a late licence until 2am for music and alcohol. This is not being sold as a going concern but as premises, fixtures, fitting and equipment and can be used for any cuisine and style etc. The rear lounge area has a separate entrance to the side of the property, but can also be entered via the restaurant.

Areas

Main restaurant /seating area	1010 sq ft	(93.91 sq m)
Kitchen area	340 sq ft	(31.64 sq m)
WC's	100. sq ft	(9.30 sq m)
Storage/lobby area	629.20 sq ft	(58.46 sq m)
Rear lounge	1280 sq ft	(118.94 sq m)
Outside area	768 sq ft	(71.38 sq m)
Outside store	129 sq ft	(12 sq m)
Total ground floor	4256 sq ft	(395.63 sq m)

2 x 3 bedroom self-contained flats arranged over 1st and 2nd floors (currently let as rooms both have lounge, kitchen & bathrooms)

Location

Situated on Lea Bridge Road, Leyton close to the junction with High Road Leyton and Hoe Street. The property is midway between Leyton Midland Road and Walthamstow network rail and underground stations. The property benefits from substantial parking within the Stanley Road carpark which is within walking distance. Leyton is a densely populated area and the restaurant calls upon a wide catchment of clientele.

Lease

The entire premises are available on a new 25 year full repairing and insuring lease at £55,000 pa.

Terms

£200,000 sought for the benefit of the lease, fixtures, fittings and equipment. Full further details about the business only available to bone fide enquiries once the property has been inspected.

Business Rates

London Borough of Waltham Forest - Rateable value £34,764. Rates payable approximately £17,069 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

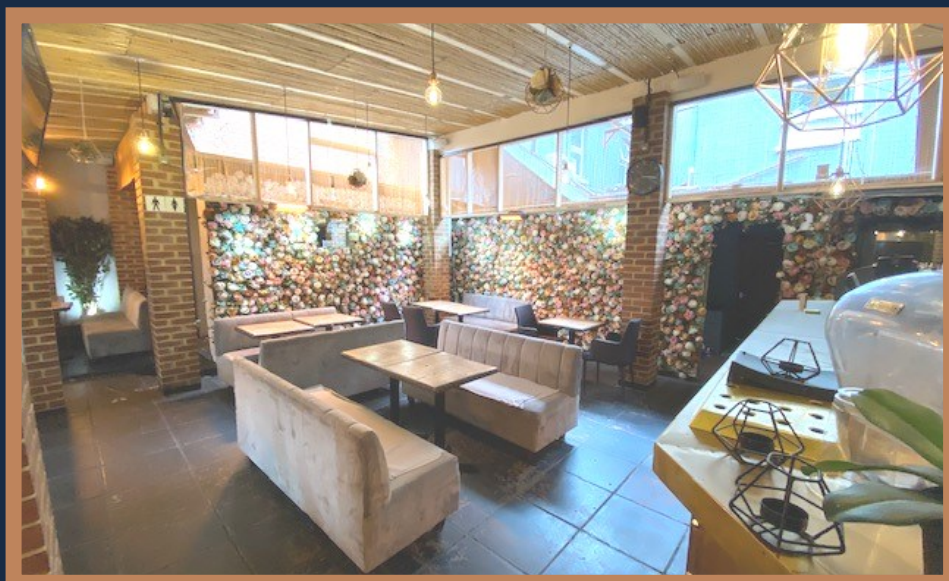
EPC - Band B & the flats are Band D

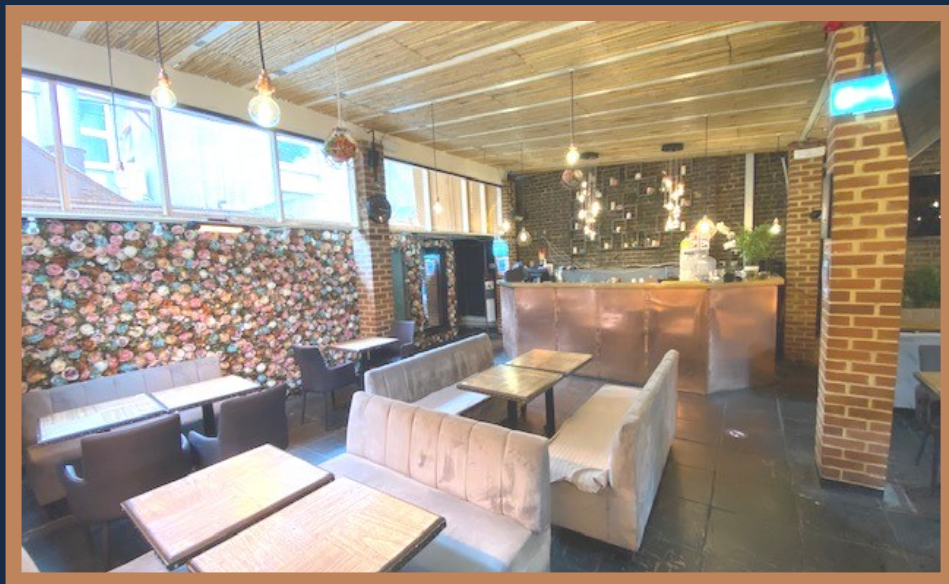
Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.











CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

Strictly by appointment only via:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex IG8 0XR