CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

Fully Fitted Restaurant with E use To Let

Osborn Street, London E1

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

CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

Description

Comprising a well located E use restaurant which is offered fully fitted and currently trading as a burger bar with further potential to add an additional kitchen or bar. The premises has 100 covers and benefits from an 8m full extraction system servicing the open kitchen, which is fully equipped with stainless steel appliances, walk-in fridge, prep area, storage and wash area. *Full equipment list is available upon request. The premises is serviced by 3 phase power and commercial gas supply, allowing the property to be used for a variety of cuisines. The shop front is glass bi-fold doors that open up to the street which is perfect for summer trade. The basement is accessed via its own separate front entrance and would lend itself to additional storage.

Location

Situated in Osborn Street in the heart of the City. Osborn Street is connected to Brick Lane at the junction of Whitechapel Road. The premises is surrounded by various underground stations including Aldgate East, Liverpool Street and Whitechapel. The premises itself is outside of the congestion zone and on-street parking is available as well as various pay and display car parks.

Areas

Ground floor	1775 sq ft (165 sq m)
Basement	452 sq ft (42 sq m)
Roof area	unmeasured

Lease

Available on an existing 15 year lease from September 2016 at £45,000 pa. The basement is available by way of separate negotiation on a new lease at £6,000 pa.

Premium

£160,000 sought for the benefit of the lease, fixtures, fittings and equipment. All equipment is owned.

Business Rates

London Borough of Tower Hamlets - Rateable value for the ground floor shop is £36,750. Rates payable is approximately £18,338. The previous tenant received business rates relief which would reduce the rates payable substantially. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Applied for.

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.

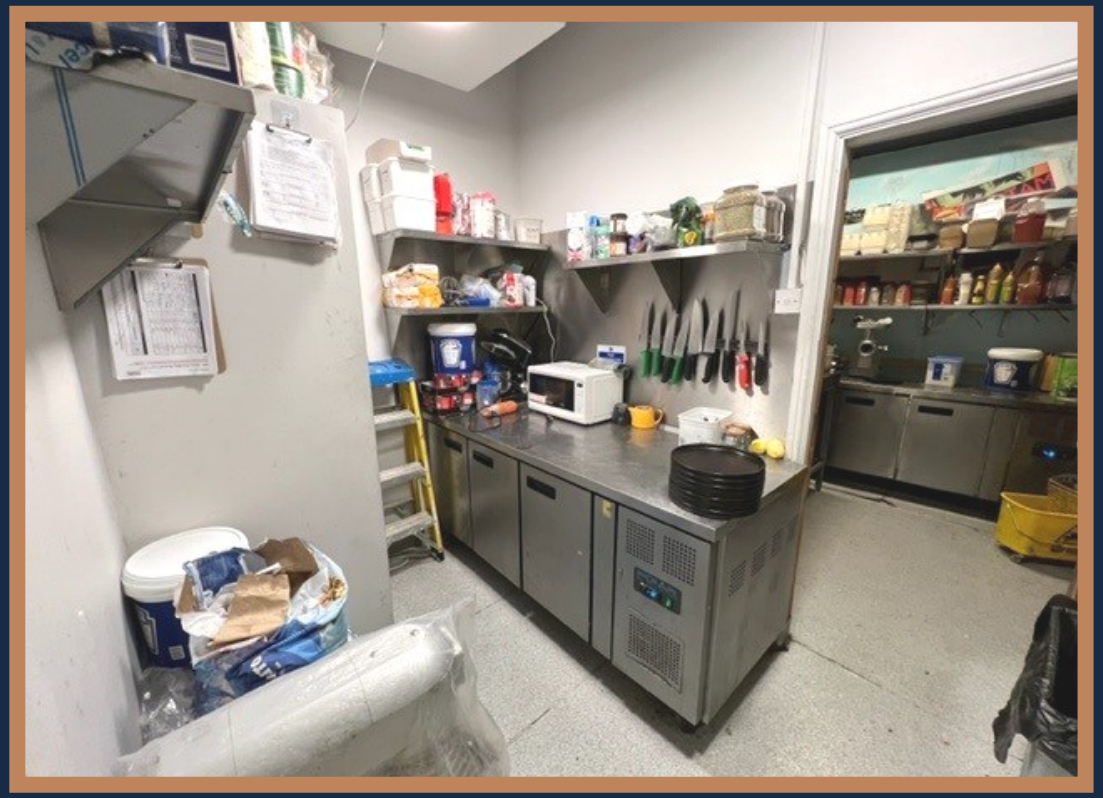
CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

Sat Nav: **E1 6TD**

CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS



CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS

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

By appointment only via Sole Agents:

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