

Fully Fitted Restaurant Lease For Sale

Rent £17,000 pax
Premium - £25,000

992 – 994 Eastern Avenue, Newbury Park, Ilford, Essex



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

Location: The restaurant is situated at the end of a parade of shops at the corner junction of the Eastern Avenue (A12) & Aldborough Road South, within the London Borough of Redbridge.

Description: Comprising fully fitted restaurant serving Asian cuisine, the approximate size and areas are as follows:-

<u>Areas:</u>	Ground floor restaurant	592 sq. Ft	(55 m2)
	Kitchen	170 sq. ft	(15.8 m2)
	Male & Female WC's	65 sq. Ft	(6.1 m2)
	Total	827 sq. ft	301.3 m2

Lease: Held on a 20-year lease from Dec 2005, subject to 5 yearly rent reviews at a passing rent of **£17,000 pax.**

Terms: Premium offers sought in the region of **£25,000** for the benefit of the lease, Goodwill and to include all the fixtures and fittings.

Business Rates: London borough of Redbridge Council.
Rateable Value is £16,369.
Rates payable for 2017/18 are approximately **£8,134 pa.**

Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk.





Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

Strictly by appointment via sole agents Countrywide Commercial

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