countrywide

COMMERCIAL PROPERTY AGENTS

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

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Location: The restaurant is **s**ituated 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:-

Areas: 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

<u>Lease</u>: 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,

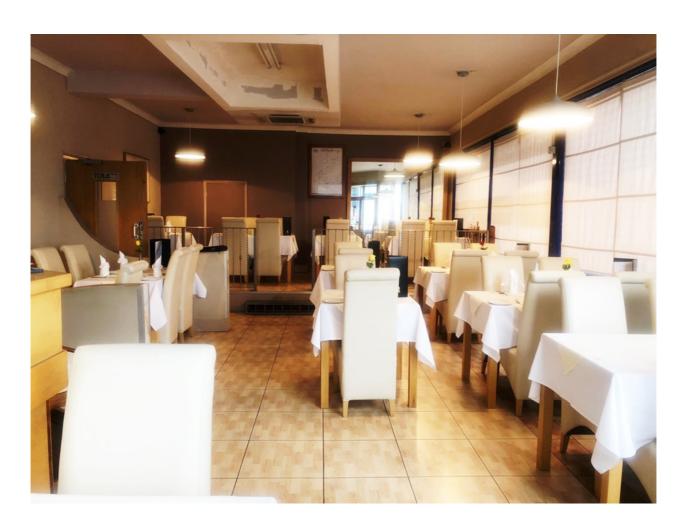
Goodwill and to include all the fixtures and fittings.

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.









<u>Legal Costs:</u> Each party to be responsible for their own legal costs.

<u>Viewing:</u> Strictly by appointment via sole agents Countrywide Commercial

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