

COMMERCIAL INVESTMENT FOR SALE

Restaurant & 2 Bed Flat

Prod. £42,000 pax

716 Romford Road, Manor Park, London E12 6BT



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Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location

The property is located midway between High Road, Ilford and High Street North, East Ham on the very busy Romford Road (A118). Access to the A406 / M11 is within a few miles to the east and Stratford to the west. The area is served well by bus routes into the city and Manor Park & Woodgrange Park train station within close proximity.

Accommodation & Tenancies

The property is arranged as large restaurant and a self-contained 2 bed flat accessed from Romford Road, both properties are rented out individually, terms are below:

T/as Khyber Pass Peshwari Restaurant

Restaurant Seating Area	53.61 sqm	577.05 sq ft
Kitchen Area	13.4 sqm	144.24 sq ft
Small Prep Area	6.8 sqm	73.19 sq ft
Large prep & store area	68.34 sqm	735.61 sq ft
WC male & female	6.6 sqm	71.04 sq ft
Total area of Restaurant Area	148.75 sqm	1601.13 sq ft

Restaurant Lease Terms

Held on a lease for a term of 21 years and 9 months from Jan 2011, subject to 4 yearly rent reviews at a current passing rent of £27,600 pax

1st Floor Residential

Kitchen, bathroom, WC, Living Room, double bedroom & Single bedroom
Let out on an AST at £1200 PCM

Total Rental income **£42,000 pax**

Price

£650,000, subject to contract (this represents a 6.25% net yield)

Legal Costs

Each party to bear their own legal costs.

Viewing

By prior appointment with sole agents Countrywide Commercial

Jason Grant

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