

RESTAURANT PREMISES TO LET

- New lease Available
- Good Condition
- Fully Fitted Kitchen
- Air-Conditioned
- 60-80 Covers
- Premium Required

45 West Ham Lane,
Stratford, London
E15 4PH



Location:

The property occupies a highly prominent trading position, towards the northern end of West Ham Lane that leads to the centre of the Stratford shopping area. The immediate area is populated mainly by residential occupiers and commercial offices and local retail businesses as well as colleges.

Westfield shopping city is an approximate 9-minute walk away along with Stratford Train station (central line, Jubilee, DLR & Main line, plus Crossrail connections).

Description:

Restaurant premises with a basement kitchen, approximate sizes below:-

| | | |
|----------------------------|---------------|----------|
| Restaurant Area | 753 sq.ft | 70 m2 |
| Male & female WC's to rear | | |
| Kitchen Area (basement) | 285.89 sq. ft | 26.56 m2 |
| Plus 2 refrigeration units | | |

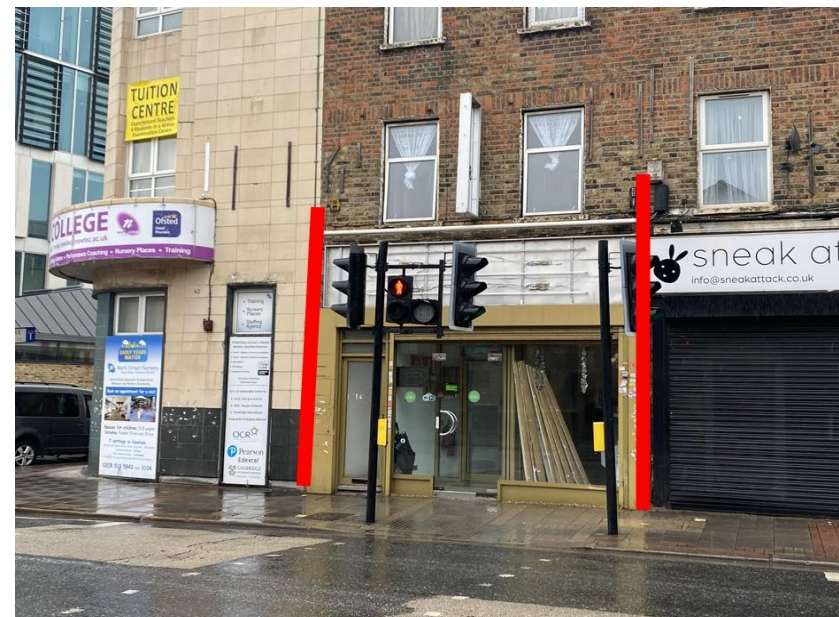
- New lease Available
- Good Condition
- Fully Fitted Kitchen
- Air-Conditioned
- 60-80 Covers
- Security Shutters

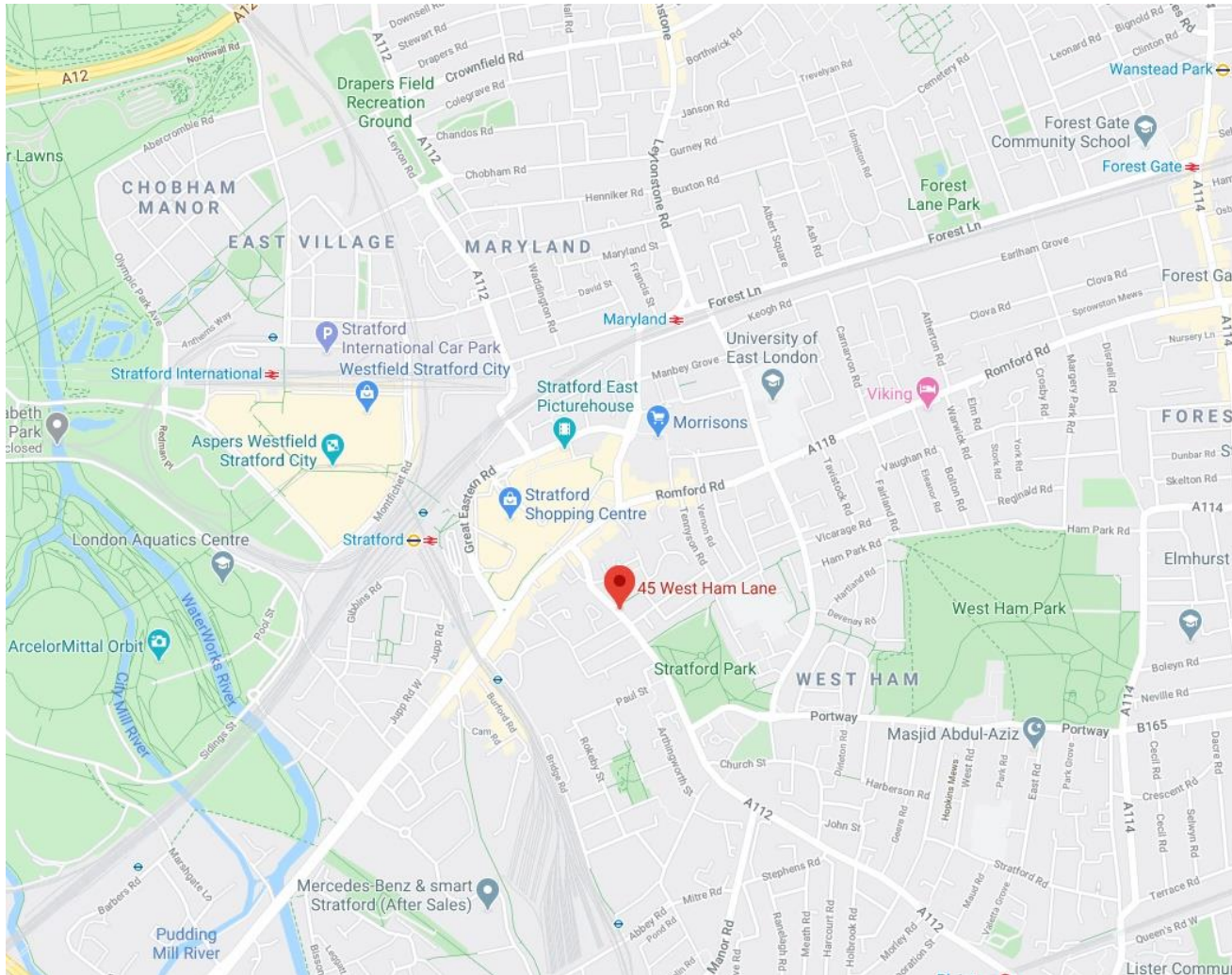
Terms:

A new lease will be offered, terms to be agreed at a passing rent of **£36,000 pax.**

Premium:

Offers are sought in the region of £80,000, for the benefit of the restaurant use, equipment & fixtures & fittings.





Rates

Rateable Value £9,800
 Rates payable (approx.) £4,890 pa
 (Parties advised to verify with Newham Council)

Legal Costs

Each party to pay for their own legal costs

Viewing

**Strictly by Appointment
 only via sole agents**

Jason Grant

020 8506 9900 / 020 8506 9905

jason@countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900

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