

**RARE OPPORTUNITY**

*Ilford Lane*

**Grill Restaurant**

**LEASE FOR SALE**

Total area 150 m2 / 1615 sq. ft

- Prime Busy Location
- North End of Ilford Lane
- 72 Covers
- Fully Air-conditioned
- Fully Fitted
- Lease assignment
- Rent £36,000 pax
- £170,000 premium

105 Ilford Lane, Ilford,  
Essex IG1 2RJ





**Location**

The property is located on the East side of Ilford Lane towards the northern end of the street in the middle of a very busy parade between Bedford Road & Albert Road.

Ilford Lane connects Ilford to Barking Town centre and is a densely populated area attracting shoppers from across Greater London and beyond the M25 with its niche retailers and restaurants.

Ilford Station 0.3 miles north

Barking Overground station 1.2 miles to the South

**Description**

Arranged as a restaurant mainly over the ground floor level with a rear prep room plus cold store a small basement storage.

Approximate net internal areas below: -

Restaurant/Open Kitchen Area (Inc WC's)	113 m2	1216.32 sq. ft
Store plus Cold Store	20 m2	215.28 sq. ft
Prep Room	17 m2	182.99 sq. ft
<b>Total Area</b>	<b>149.52 m2</b>	<b>1614.59 sq. ft</b>

**Amenities**

- 170 Covers
- Open Grill
- Air-Conditioned
- WC's x 2
- Modern Tasteful decor

**Lease**

To be assigned and is held on a 10-year lease expiring 31<sup>st</sup> March 2027 at a passing rental of **£36,000 pax**, rent review in March 2022.

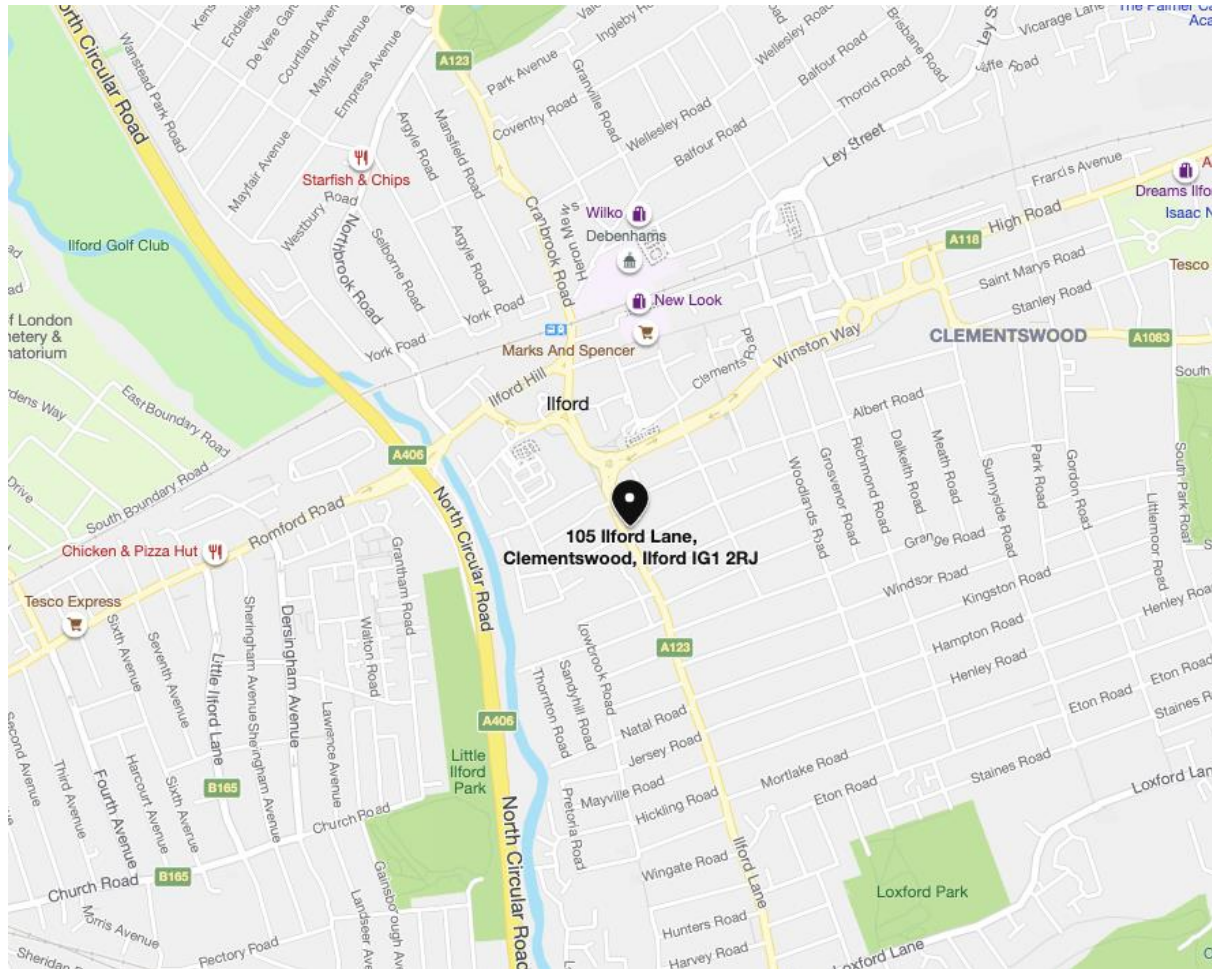
**Premium:**

Our clients are seeking a premium sum in the region of **£170,000**, to include all fixtures and fittings, the goodwill and the benefit of the lease having a restaurant use.







**Rates:**

Rateable Value - £25,364

BR Multiplier – 49.1p

Rates payable - £12,453.72 approx.

(n.b interested parties should contact London Borough of Redbridge for verification of these figures)

**Legal Costs:**

Ingoing tenant to pay a contribution towards the landlord's legal fees.

**References:**

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

**Viewing strictly by appointment only via sole agents**

**Jason Grant - 020 8506 9900 / 020 8506 9905**

[jason@countrywidecomm.co.uk](mailto:jason@countrywidecomm.co.uk)

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