



INCORPORATING...

brian **dadd** commercial

BUSINESS FOR SALE

RENT £22,500 PER ANNUM

- Confidentially available
- Established restaurant business for sale
- Includes fixtures, fitting & equipment
- 46 covers in total
- Alcohol licence
- Gas supply & 3-phase electricity

RESTAURANT PREMISES QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BW



CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

Location

Situated on Queens Road, which is the main commercial and shopping area of Buckhurst Hill. Queens Road comprises numerous boutiques, cafes and restaurants, as well as a variety of independent occupiers. Car parking facilities (pay and display) are available on the street and in the station car park. Buckhurst Hill Underground Station is on the Central Line and provides a regular service into Central London and out to Epping. Access to the motorway network is via the M11 at Loughton or the M25 at Waltham Abbey.

Description

The premises comprise a ground floor restaurant of approximately 625 sq ft (58.1 sq m) which consists of a seating area, food preparation area and kitchen. The premises currently benefit from the following:

- 38 covers inside with an additional 8 covers outside
- 3-phase electricity & gas supply
- Fitted kitchen & food preparation area (a full list of fixtures & fittings is available on request)
- Alcohol licence
- Air-conditioning
- Toilet facilities

Terms

The premises are held on a 20 year lease from November 2018, subject to 5 yearly rent reviews, and the current passing rent is £22,500 per annum. The outgoing tenant is seeking a premium for goodwill, fixtures, fittings and equipment. Premium on application.

Business Rates

Epping Forest District Council have informed us of the following:

2026 Rateable Value: £22,250

2026/27 Retail, Hospitality & Leisure UBR: 0.382 P/£

2026/27 Rates Payable: £8,499.50

Interested parties are advised to ascertain current rate liability with the Local Authority.

Legal Costs

To be covered by the incoming tenant.

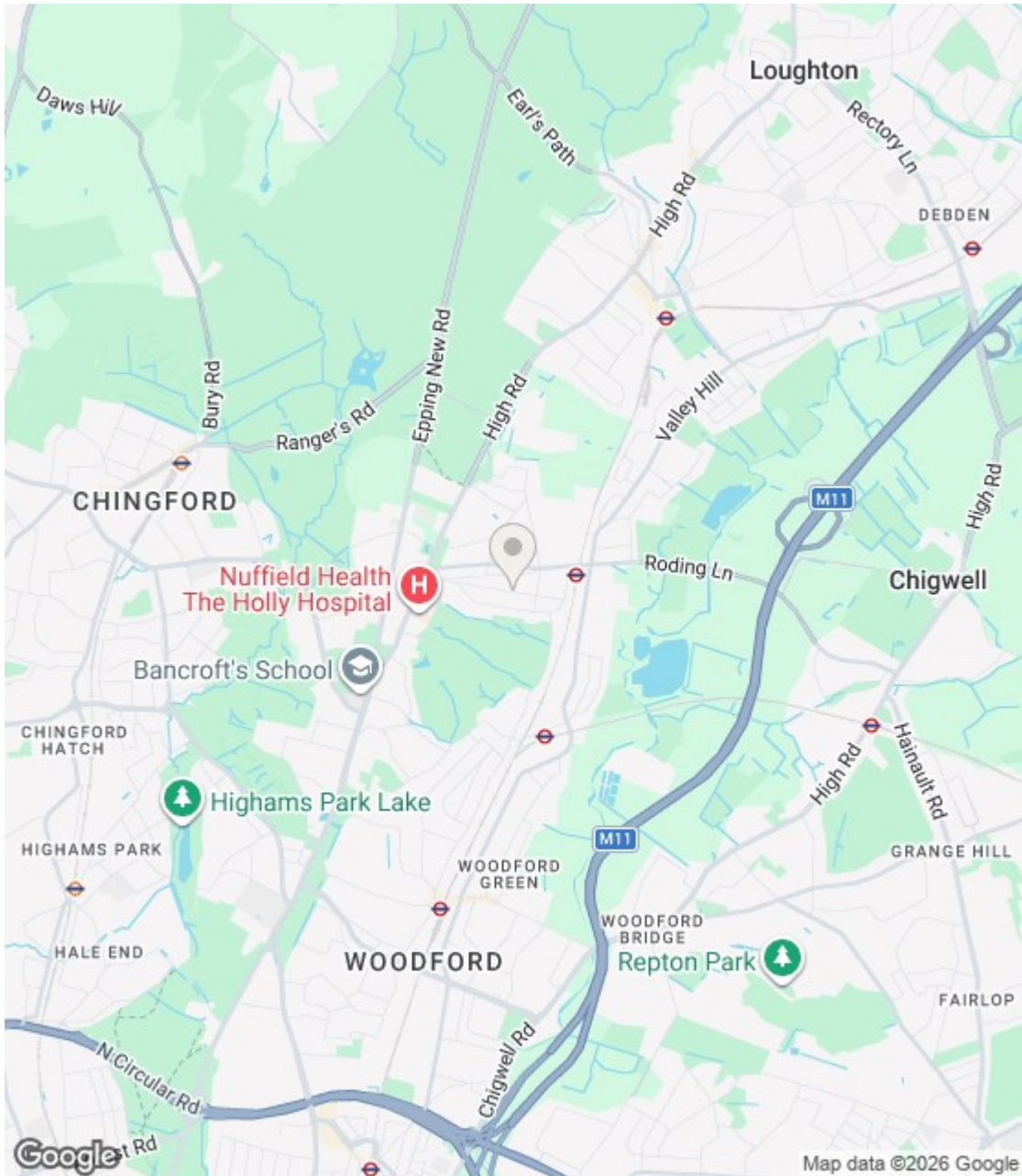
Viewings

The premises are available on a confidential basis and therefore all viewings must be accompanied. Please call Clarke Hillyer on 020 8501 9220 to arrange a viewing.

EPC

The premises have an Energy Performance Certificate rating of B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



CLARKE
HILLYER

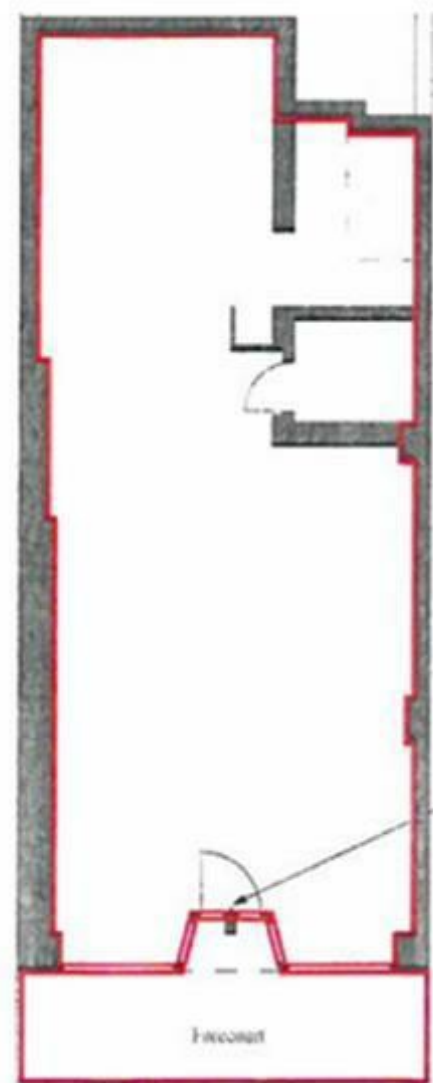
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GROUND FLOOR

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COMMERCIAL