



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian dadd commercial

RESTAURANT LEASE FOR SALE

£20,000 PER ANNUM

- Fully Fitted, Licensed & Turnkey- ideal for first-time restaurateurs, café owners, or family-run businesses
- Proven 15-year operational history
- Long lease (until 2034)
- Fully fitted kitchen and premium equipment
- Alcohol licence & 40 covers currently
- Benefitting from extension and full internal refurbishment
- 3-phase electricity
- Includes 2 private parking spaces

CONTACT: 020 8501 9220
loughton@clarkehillyer.co.uk
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THE QUEENS ROOMS RESTAURANT & STEAKHOUSE, 69 QUEENS ROAD, BUCKHURST HILL, ESSEX, IG9 5BW



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.

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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.

Description

The premises comprise a boutique steakhouse with an excellent reputation and growth potential. The business has been established for over 15 years and has a loyal customer base. The restaurant accommodation is more particularly described as follows:

Seating Area: 475 sq ft (44.1 sq m).

Bar/Kitchen: 290 sq ft (26.9 sq m).

Toilet facilities included.

The premises currently benefit from the following:

- 40 covers
- 3-phase electricity
- Fitted kitchen & food preparation area (a full list of fixtures & fittings is available on request)
- Jospier grill
- Alcohol licence
- 2 parking spaces

All measurements quoted are approximate only.

Terms

The restaurant is let on a Full Repairing and Insuring lease, at a rent of £20,000 per annum, until August 2034. The current tenant has built up a successful operation over 15 years but they are now looking to sell the business due to the owner's redirection in career. This turnkey business is fully furnished, equipped and primed for expansion. With expanded working hours, an enhanced menu, and optimised operations, this business presents a significant opportunity for increased profitability. A premium of £80,000 is being sought for all fixtures, fittings, equipment, licensing, and goodwill.

Business Rates

Epping Forest District Council have advised us of the following:

2023 Rateable Value: £12,250

2025/26 UBR: £0.499

2025/26 Rates Payable: £6,112.75

Interested parties may benefit from Small Business Relief and are advised to contact the local council to ascertain their rates liability.

Legal Costs

To be met by the ingoing tenant.

Viewings

Strictly via sole agents Clarke Hillyer on 0208 501 9220.

EPC

The premises have an Energy Performance Certificate rating of C.

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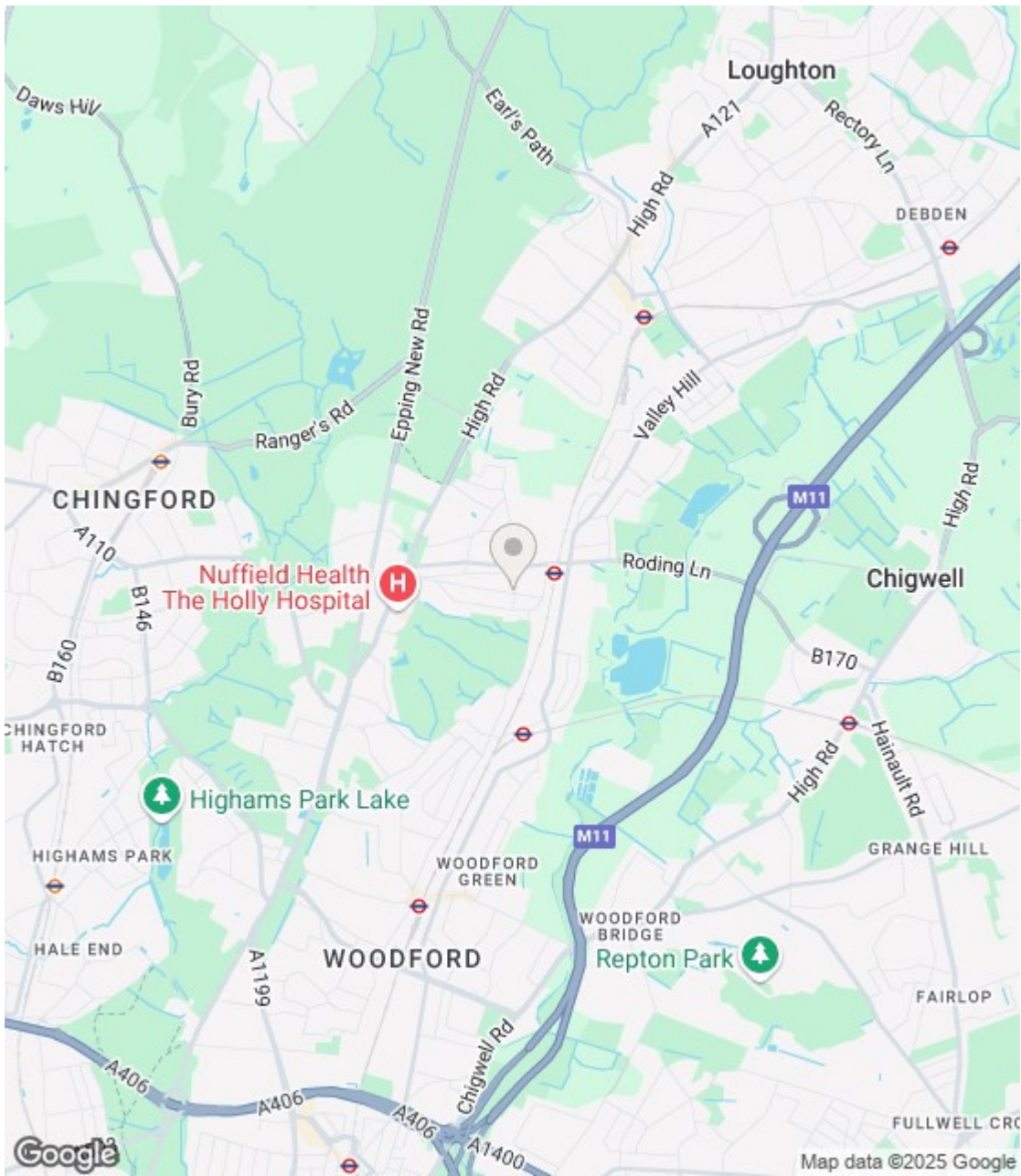



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	74
	EU Directive 2002/91/EC 	

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GROUND FLOOR

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