

RESTAURANT (A3) LEASE FOR SALE



182 Queens Road, Buckhurst Hill, IG9 5BD

Restaurant (A3) to let in affluent village of Buckhurst Hill

AREA: 1,154 sq.ft (107 sq.m) approx. | **RENT:** £35,000 PAX | **PREMIUM:** OIRO £150,000

LOCATION:

Queens Road is the main thoroughfare and retail pitch leading from High Road to Buckhurst Hill Underground Station in the affluent North East London village of Buckhurst Hill. The property is situated towards the top end of Queens Road, opposite the Post Office and Buckhurst Hill Library which benefits from on street parking.

DESCRIPTION:

The property comprises a ground floor Restaurant (A3) premises with an outdoor seating area to the front, basement storage area and a first floor two bed flat. The two flat is currently let on an Assured Short-hold Tenancy generating an income of £1,300 pcm.

The ground floor has indoor seating for 40 covers.

Regulated by:



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USE CLASS: Restaurant (A3)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	765	71
Basement	389	36
TOTAL	1,154 sq.ft	107 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Restaurant (A3) use
- Busy location in Buckhurst Hill
- Top of the hill location
- Busy high street in Buckhurst Hill
- Affluent Village
- Outdoor seating area with canopy
- Two bed flat generating £15,600 pa
- Opposite Post Office and local library

TERMS:

Available by way of assignment of the existing lease expiring in 2032 at a passing rent of £35,000 pax. The property benefits from a first floor 2 bed flat, currently generating an income of £15,600 per annum.

RENT: £35,000 PAX

RATES PAYABLE: All parties are advised to make inquiries with the relevant local council.

VAT: To be confirmed.

SERVICE CHARGE: To be confirmed.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

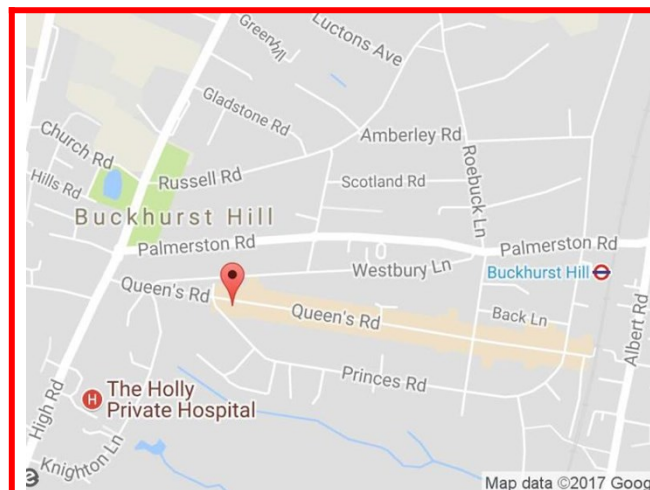
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