

ADAM STEIN & CO

www.adamsteinandco.co.uk

020 8989 8313

Registered office: Clarendon House, 117 George Lane, South Woodford, London E18 1AN
t. 020 8989 8313 f. 020 8989 4616 www.adamsteinandco.co.uk @. info@adamsteinandco.co.uk

LEASE & BUSINESS FOR SALE

TRADING COFFEE SHOP WITH FULL A3 POTENTIAL (S.T.P.)

357 ROMAN ROAD
BOW
E3 5QR

650 sq.ft. (60.39 sq.m.)



Location: The building forms part of a parade of ground floor shops below residential accommodation on the north side of B119 Roman Road between Kenilworth Road and Zealand Road. This is a popular commercial destination that continues to undergo significant transition over the last few years. There is now an eclectic mix of retailers, coffee shops and restaurants along this cosmopolitan street.

Roman Road outdoor street market is also moments away.

Mile End (Central Line) underground station providing quick and easy access to the City (6 mins to Liverpool Street) and West End (16 mins to Oxford Circus) is within easy walking distance.

Accommodation: The available accommodation comprises of a fully fitted family owned daytime café arranged over ground floor only with a small forecourt and rear garden. The unit has been fitted to a good standard with approximately 30 covers whilst there is potential for a further 20 covers in the secure rear garden.

The unit is in very good decorative order and has an internal floor area of 650 sq.ft. (60.38 sq.m.).

Quoted floor areas taken from VO website therefore cannot be guaranteed.

The premises are offered as a fully fitted going concern with all Fixtures & Fittings and equipment to be included in the sale.





Planning: We understand the premises have an A1 (retail) use.

Terms

Tenure: Leasehold.

Lease: An assignment of our clients 6 year FR & I lease to expire 28 September 2024 is available. We understand that the Freeholder would consider a new longer lease if required subject to covenant strength.

Conditional offers subject to change of use to A3 (catering) would be considered.

Rent: £13,000 per annum exclusive of all other outgoings. The property is not elected for VAT.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Premium: **Upon application.**

Business Rates: £3,351.10 payable for the current year to 31 March 2020. Interested parties are encouraged to make their own enquiries in this regard to LBoTowerHamlets (020 7364 5010).

EPC: An EPC will be available shortly.

Cons. Protection & Money Laundering Regulations:

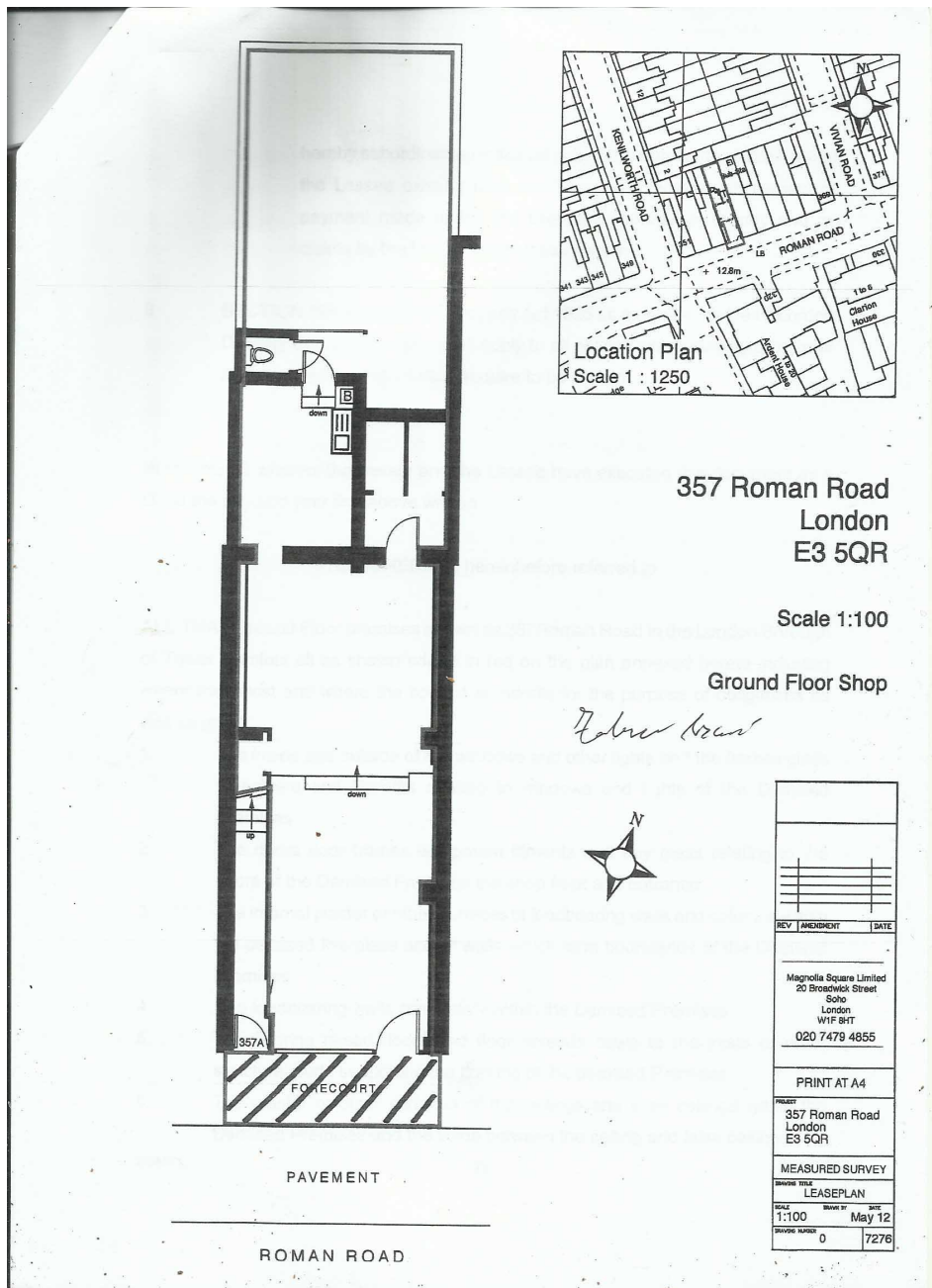
It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.

Legal Costs:

Both parties' reasonable legal costs are to be borne by the ingoing Tenant.

Viewing:

Strictly by prior arrangement via this office.



(floor plan not to scale)

