

ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

☎ 020 8989 8313

✉ info@adamsteinandco.co.uk

📘 @adamsteinandco

🐦 @adamsteinandco

🏢 Adam Stein & Co Ltd

118

LITTLE WOODFORD CAFÉ

020 8989 2552

Café

BREAKFAST • PANINI • PASTA • HOMEMADE DISHES

MART

EXCLUSIVE D

WWW.MAR

'LITTLE WOODFORD CAFÉ'

118 GEORGE LANE

SOUTH WOODFORD

E18 1AD

LEASE & BUSINESS FOR SALE

526 sq.ft. (48.9 sq.m.)

www.adamsteinandco.co.uk

Location

South Woodford is a popular suburb located some 8 miles north-east of Central London close to the junction of the M11 and the A406 North Circular Road. George Lane forms the main commercial thoroughfare with the subject property located moments from South Woodford Underground Station (Central Line Zone 4) benefitting from the following approximate journey times:

South Woodford to Liverpool Street – 19 minutes

South Woodford to Oxford Circus – 29 minutes

Additionally, George Lane is served by bus routes: 179 (Chingford to Ilford), W12 (Walthamstow to Wanstead), W13 (Leytonstone to Woodford Green), W14 (Clayhall to Leyton Mills) and N55 (Woodford Green to Oxford Circus)

*Information provided by TfL

This is an extremely busy and vibrant location with nearby occupiers including Starbucks, KFC, Costa Coffee, The Post Office, M & S Simply Food, Sainsburys, Waitrose, Greggs, Boots and Odeon Cinema as well as a host of banks, building societies, independent boutiques, coffee shops, independent cafes and restaurants.



Accommodation

Available accommodation comprises of a fully fitted daytime cafe trading as 'Little Woodford Café'. This is a particularly well known establishment having served the local community under the current owners since 2006.

The premises are in good condition with an approximate floor area of 526 sq.ft. (48.9 sq.m.) equating to c26 covers plus an additional 4 external covers to the front of the building.

Floor areas taken from the VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

Current trading hours are 7am-3pm Monday to Saturday.

We feel this is an excellent opportunity with significant scope to improve.

NB.

An inventory of stock, equipment and F & F will be available in due course.



Terms

Tenure

Leasehold. The premises are available by way of an assignment of the current 19 year lease from 25 March 2009 subject to 5 yearly rent reviews the next and final one being 24 March 2023 at the current passing rental of £17,750 pax.

The lease is protected under the provisions of the 1954 L & T Act.

PREMIUM OFFERS INVITED

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.

Business rates

Payable by the Tenant. Interested parties are advised to make their own enquiries in this regard.

EPC

An EPC will be available shortly.

Legal costs

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

Fees

The ingoing Tenant/Purchaser to be responsible for Adam Stein & Co. Ltd's fees in this matter.

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.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Viewing

Strictly by arrangement via agents as above.

Specials

Homemade
Chilli
con carne
served with rice

£6.50

Homemade
Cheese & Tomato
Quiche & Sliced

£5.95

Homemade Mince
Pies & Cream

Sandwich of the Week

Christmas
Baguette
(Roast Turkey Breast)
(Homemade Pork
Sage & onion Stuffing
& Cranberry Sauce)

£3.95