

**FULLY FITTED HOT
FOOD/TAKEAWAY
LEASEHOLD
PREMISES FOR SALE WITH
RESIDENTIAL
ACCOMMODATION ABOVE**

LEASE FOR SALE

**444 FOREST ROAD
WALTHAMSTOW
E17 4PY**

548 sq.ft. (50.86 sq.m.)



Location

The property is located on the south side of A503 Forest Road immediately opposite the William Morris Gallery between the junctions of Ruby Road and Gaywood Road.

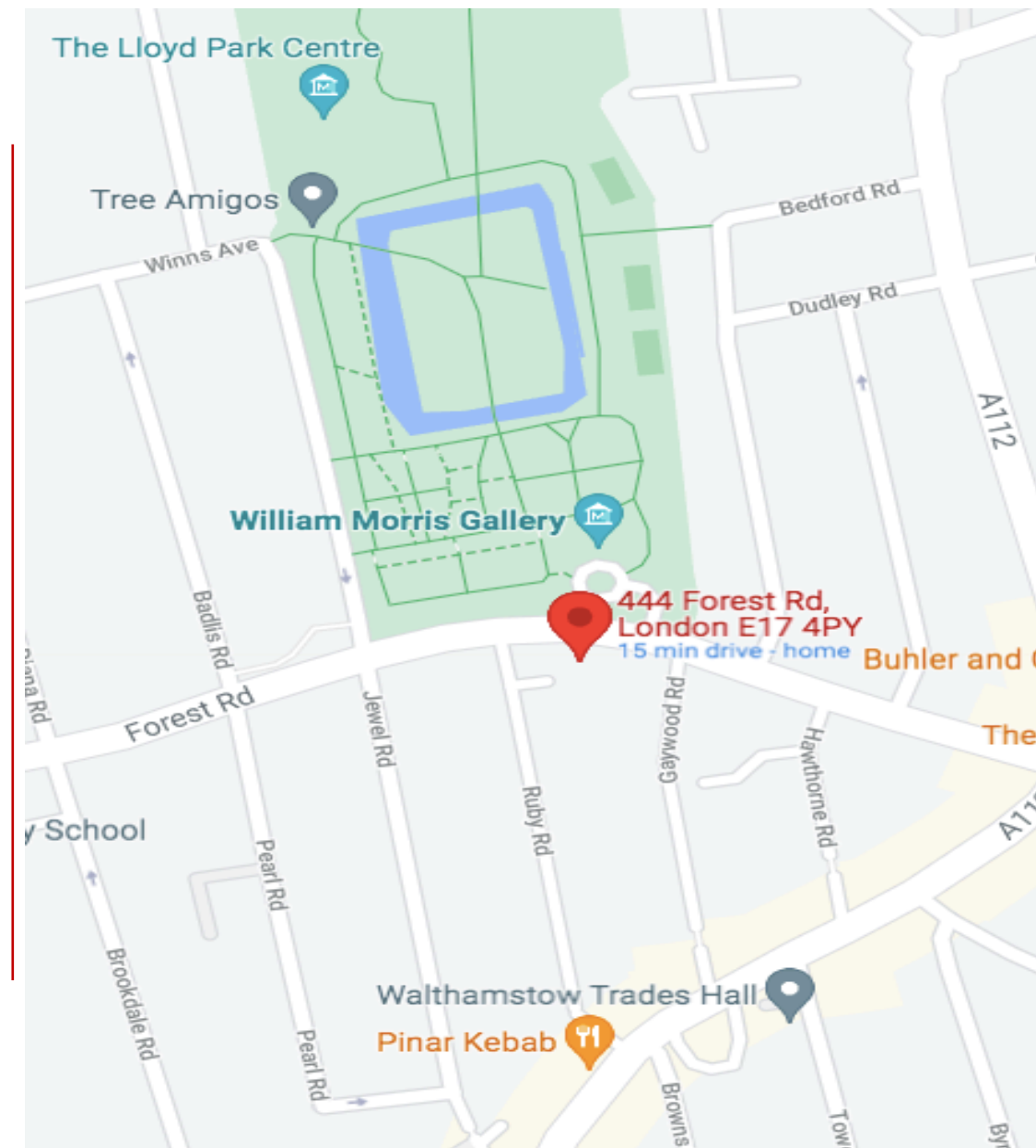
The area has been transformed over recent years and benefits from a fantastic mix of independent and established business's as well as an array of eateries.

Walthamstow Central (London overground and Victoria Line) is the nearest station whilst the following bus routes pass the building:

123 – Lordship Lane to Ilford town centre

N73 – Oxford Circus to Walthamstow bus station

* Transport Information provided by TfL



Accommodation

Available accommodation comprises of a fully fitted ground floor takeaway benefiting from A5 use currently trading as 'Patbunz' primarily specializing in Burgers and deserts.

First floor comprises of a self contained and refurbished 2x bedroom apartment with its own front door currently sub-let (with Freeholders consent) by way of a 12 month AST to February 2022 at £1,475 pcm.

The ground floor premises are fitted to very a good standard with the ground floor having an approximate floor area of 548 sq.ft. (50.86 sq.m).

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

Further information on the current business offering can be found at www.patbunz.com

NB

An inventory of stock, equipment and F & F is available on request.



Terms

Tenure

Leasehold. The premises are available by way of an assignment of our clients 15 year lease of the entire from 18 May 2021 subject to rent reviews on every 5th anniversary at the current passing rental of £33,700 pax.

The lease is contracted inside of the 1954 Landlord & Tenant Act.

Premium

Premium offers are being sought for the benefit of the lease and fixtures & fittings. Interested parties please note the trading name and any rights to the same is not included within the sale.

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.

Service charge & Buildings insurance

To be confirmed.

EPC

EPC rating D77

Legal costs

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

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 prior appointment only through this office.

ADAM STEIN & CO

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