

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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🏢 Adam Stein & Co Ltd

HIGH ROAD  
SOUTH WOODFORD  
E18

PIZZA RESTAURANT &  
TAKEAWAY

674 SQ.FT. (62.6 SQ.M.)

TOGETHER WITH A SELF-  
CONTAINED 2x BEDROOM FLAT  
ABOVE

LEASE & BUSINESS TO ASSIGN

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

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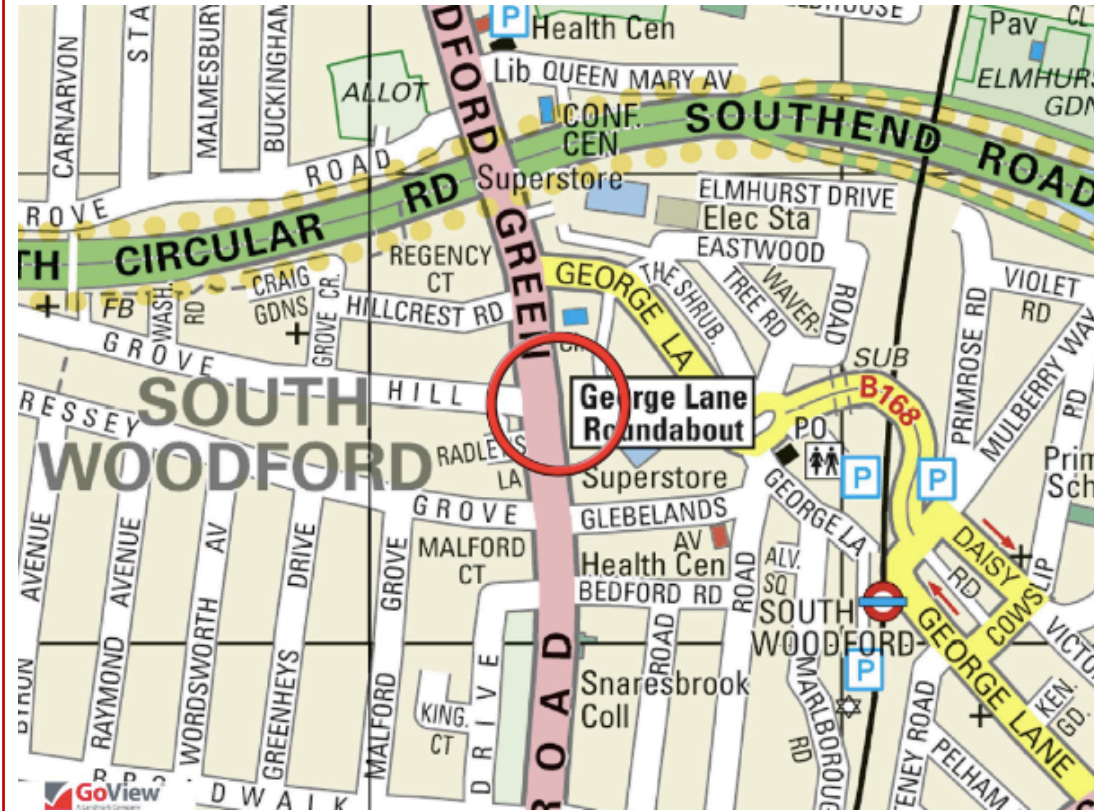


## Location

South Woodford is a popular suburb located some 8 miles north east of Central London. South Woodford (Central Line Zone 4) offering quick and easy access to the City and West End is within easy walking distance whilst the A406 North Circular Road which in turn provides access to M11, A12 and A10 is close by.

A mid terrace building in a good secondary parade on the High Road within the heart of the commercial district of South Woodford. The building is immediately opposite Odeon Cinema, Stratstone Jaguar Land Rover and The George Public House.

Additionally bus routes W12 (Rensburg Road) Walthamstow to (Woodbine Place) Wanstead and W14 (Cross Road) Woodford Bridge to Leyton Mills pass immediately outside of the building.



## Accommodation

The available accommodation comprises of a ground floor restaurant trading for in excess of 11 years as 'Bella Naples' authentic Italian restaurant and takeaway.

We understand the premises are licenced to midnight Monday-Thursday and 01:00 Friday & Saturdays with a weekly turnover in excess of £5,000 split equally between restaurant (up to 40 covers) and takeaway.

The premises are fitted to a good standard benefiting from a purpose built woodfired oven, bar, WC, fully fitted kitchen, separate prep room and walk-in chiller.

To the first floor is a self contained 2x bedroom flat with rear access together with a single car parking space.

Ground floor area of 674 sq.ft. (62.6 sq.m.)

NB. Floor areas taken from VO website.

NB. Adam Stein & Co were not able to inspect the flat.



## Terms

### Tenure

Leasehold. An assignment of the existing 20 year lease to expire 23 March 2031 is available subject to 4 yearly reviews the next review being 23 March 2023. We understand the rent will increase to £32,000 pax at this review.

We understand the lease is contracted inside of the 1954 L & T Act.

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.

### Rent

£32,000 per annum exclusive of all other outgoings.

## PREMIUM UPON APPLICATION

### Council Tax/Business rates

Ground floor restaurant/Takeaway - c£4,000 pa payable  
First floor flat - c£1,200 pa

Information provided by Lessor. Interested parties are advised to make their own enquiries in this regard.

## Consumer 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 the 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.

### Possession

Immediately upon completion of legal formalities or sooner by arrangement.

### Legal costs

Assignee to be responsible for both parties reasonable legal costs incurred in this transaction.

### EPC

An EPC will be available shortly.

### Viewing

Strictly by arrangement via agents.



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