



**LICENCED RESTAURANT/TAKEAWAY
TO LET
STATION APPROACH
SNARESBROOK
E11 1QE
1,040 sq.ft. (96.25 sq.m.)
with parking**

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).

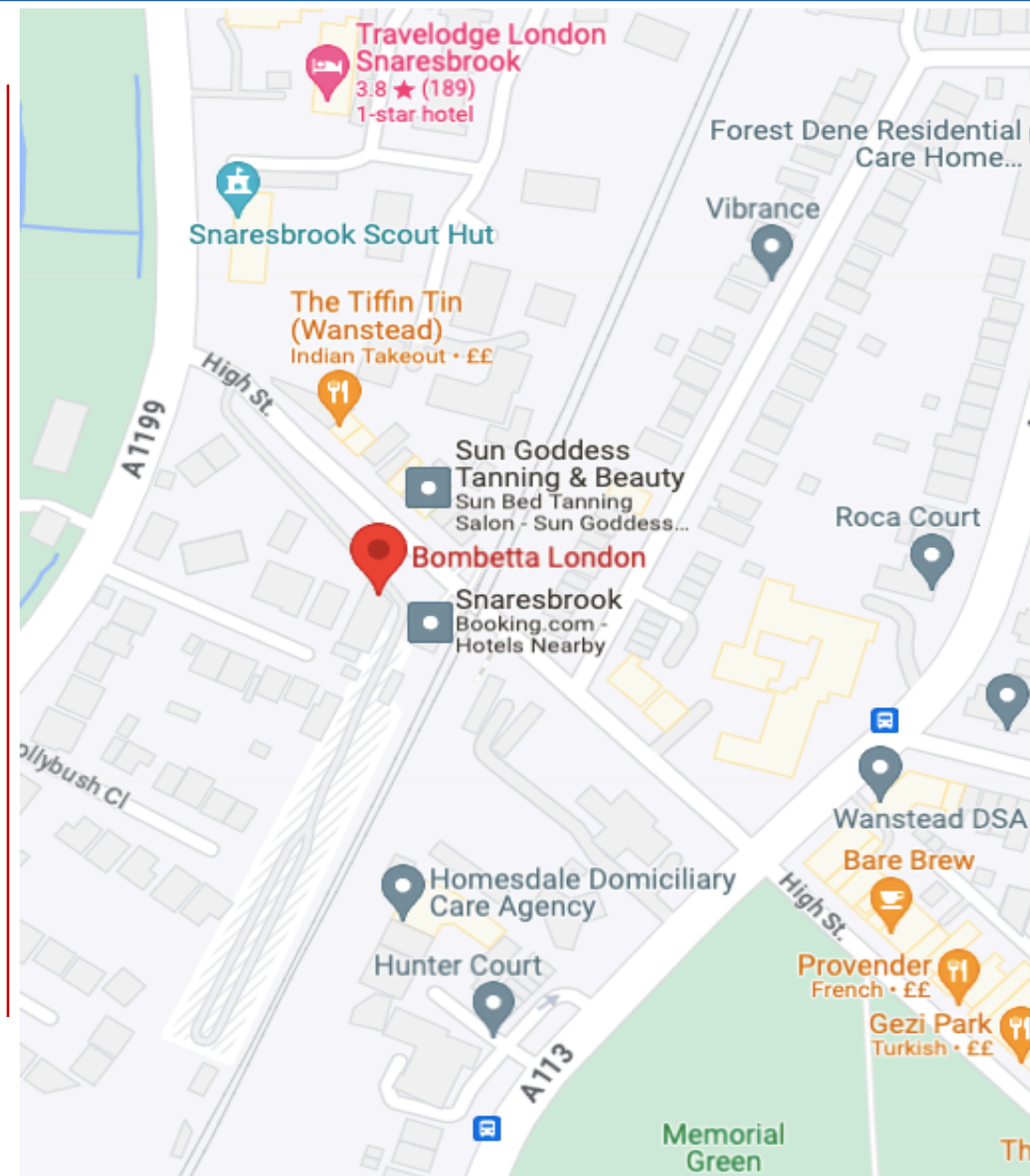
Location

The subject property occupies a unique position immediately outside the main entrance to Snaresbrook underground station at the northern end of Wanstead High Street in East London.

The general area is brimming with notable occupiers including GAILS Bakery, M & S Simply Food, The Cuckfield Public House, The Eagle Public House, Papa Johns pizza, Greggs, Costa Coffee and The Ginger Pig as well as a host of independent boutiques, coffee shops and restaurants.

Local bus routes serving the area include:

- W12 - Wanstead to Walthamstow
- W13 - Leytonstone to Woodford
- W14 - Woodford Bridge to Leyton
- 66 - Romford to Leytonstone
- N55 - Woodford to Oxford Circus night service



Accommodation

The available accommodation comprises of the entire ground floor of a recently constructed mixed use building most recently trading as a restaurant.

The premises are essentially open plan although currently divided by the current Tenant into two separate areas the main area being an open kitchen, bar and seating area on one side together with stores, cold stores and prep area on the other.

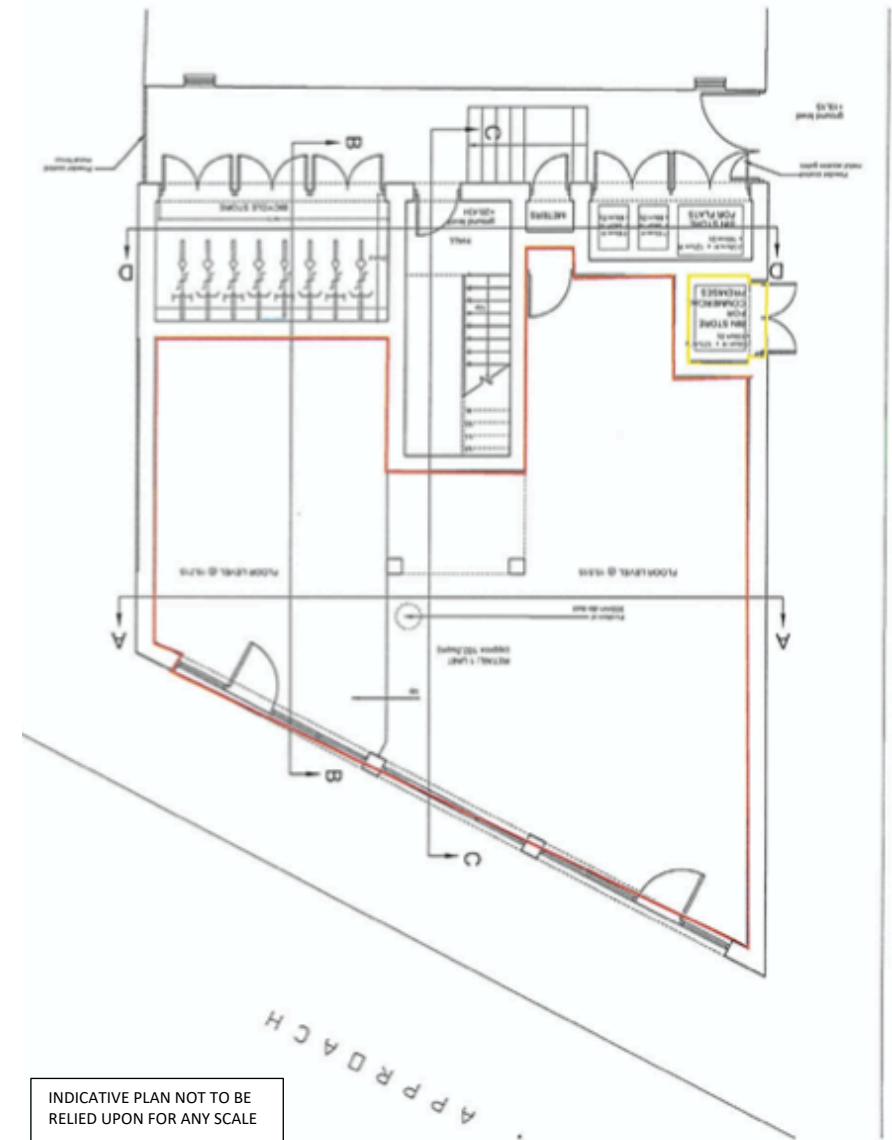
Floors and ceilings are finished as exposed concrete and overall the general condition is excellent with an approximate floor area of 1,040 sq.ft. (96.25 sq.m.)

There are two demised parking spaces with general parking in the wider area provided by way of pay and displays bays on the high street as well as the station car park which is moments away.

* Floor areas taken from VO website.

Licencing

To be advised.



Terms

Tenure

Leasehold. The premises are available by way of an assignment of the existing 20 year lease contracted inside of the L & T Act to expire 31 January 2036 subject to 5 yearly rent reviews.

The lease is subject to Tenant only break clauses on the 3rd and 10th anniversary.

It should be noted that the January 2021 rent review remains outstanding.

Rent

£30,000 pax plus VAT.

A PREMIUM IS BEING SOUGHT DETAILS UPON APPLICATION.

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

Interested parties are advised to make their own enquiries to LBoRedbridge in this regard.

Legal costs

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

Service charge and Building insurance

To be confirmed.

EPC

53C

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.

Viewing

Strictly by prior arrangement via Freeholders joint sole agents:

ADAM STEIN & CO

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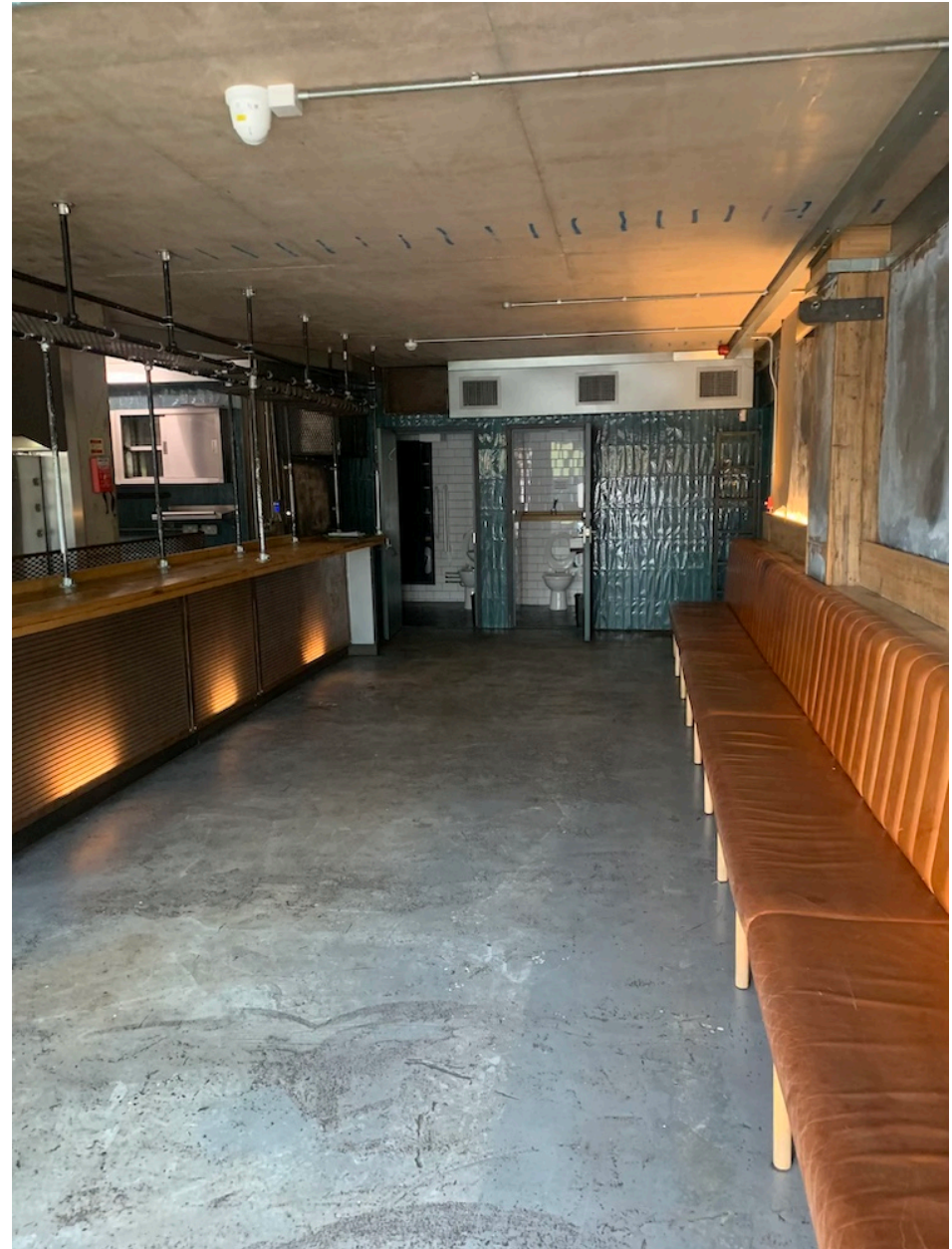
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