



**FULLY LICENCED RESTAURANT PREMISES  
TO LET BY WAY OF LEASE ASSIGNMENT**

**GEORGE LANE  
SOUTH WOODFORD  
E18 1AY**

**3,250 sq.ft. (301.93 sq.m.)**

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

South Woodford is a popular suburb located some 8 miles north east of Central London. A406 North Circular Road providing easy access to M11, A12 and A10 is close by whilst South Woodford underground station (Central Line Zone 4) offering quick and easy access to the City and West End is moments away.

Approximate journey times from South Woodford station as follows:

Liverpool Street – 19 minutes

Oxford Circus - 29 minutes

Epping – 17 minutes

Information provided by TfL

This is an extremely busy and vibrant location with nearby occupiers including Starbucks, Costa Coffee, M & S Simply Food, Sainsburys, Waitrose, Greggs, GAILS, Boots, Promoworx, Odeon Cinema, Barclays bank and Stratstone Jaguar as well as a host of independent boutiques, coffee shops and restaurants.

The subject property forms part of a prime mixed use parade in the heart of South Woodford.



## Accommodation

Available accommodation comprises of the entire ground floor of the building currently trading as 'NOIR' Indian restaurant and Shisha lounge with seating for approximately 85 plus up to a further 45 in a covered all fresco courtyard. The premises have recently been refurbished to an exceptionally high standard with an approximate floor area of 3,250 sq.ft. (301.93 sq.m.).

\* Floor areas provided by the Tenant.

NB. An inventory is available on request.

## Trading hours

Monday – Sunday 12pm to 12 am

## Licensing

Monday - Sunday - 12pm to 11:30pm

## Amenities

- \* Superb George Lane position
- \* Alcohol and Shisha licence
- \* Air conditioning (not tested)
- \* Fitted to an exceptionally high standard
- \* Immediately available



## Terms

### Tenure

The premises are available by way of an assignment of the existing 15 year lease contracted inside of the L & T Act from 12 October 2018 subject to 5 yearly rent reviews at a rental of £63,500 pa exclusive. Rent to be payable quarterly in advance on the usual quarter days.

### PREMIUM 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

To be confirmed.

### Service charge and Building insurance

To be confirmed.

### Legal costs

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

### EPC

70C

## 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 agents as above.

# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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## GROUND FLOOR PLAN

INDICATIVE PLAN NOT TO BE RELIED UPON FOR ANY SCALE

