Est. 1955

Tarn &Tarn

UNIT 25,
FOREST BUSINESS PARK,
LEYTON,
E10 7FB

FULLY FITTED FOOD PREPARATION & STORAGE UNIT
6000 FT^2

ASKING PREMIUM: £200,000



Est. 1955
Tarn &Tarn

DESCRIPTION

A fully fitted food preparation & storage unit split over ground and mezzanine. On the ground floor, there are multiple preparation rooms, 3 x cold storerooms & 1 x walk in freezer, as well as a large storage area toward the front, staff room, and WC's and washing area towards the rear. On the mezzanine, there is large storage area and self-contained fitted office. The property and machinery have been maintained to a very high standard.

SUMMARY

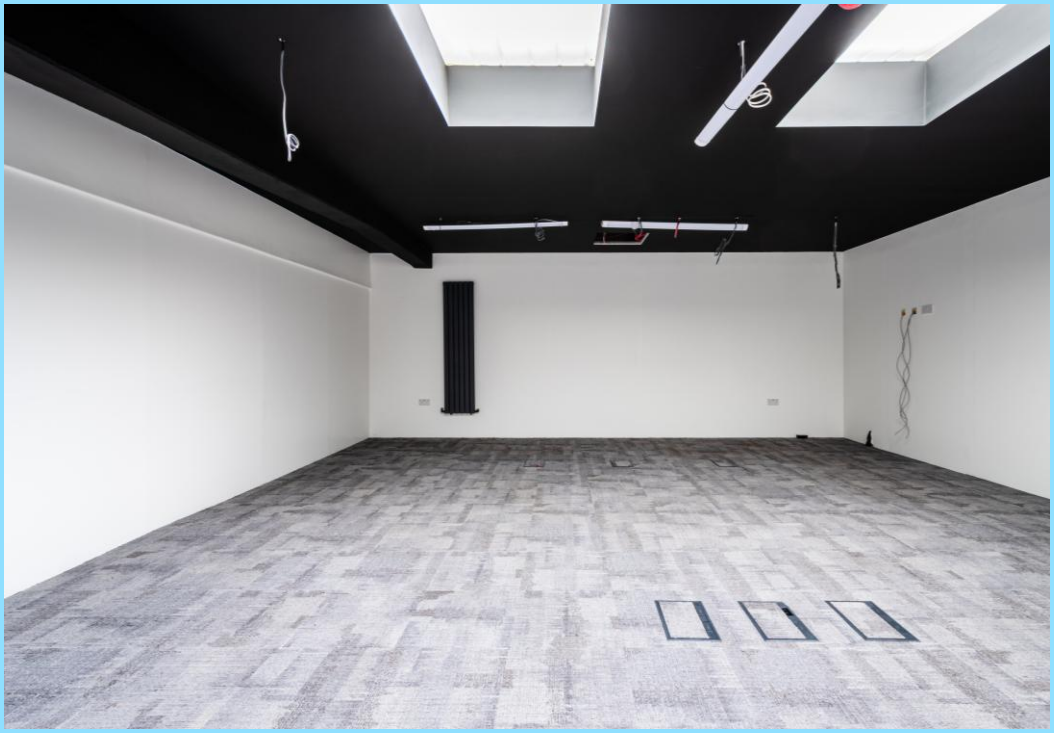
- Large storage area with loading
- 3 x cold storerooms
- 1 x walk-in freezer
- WC’s
- Washing area
- Fitted food preparation area
- Fitted office space
- Parking











LOCATION

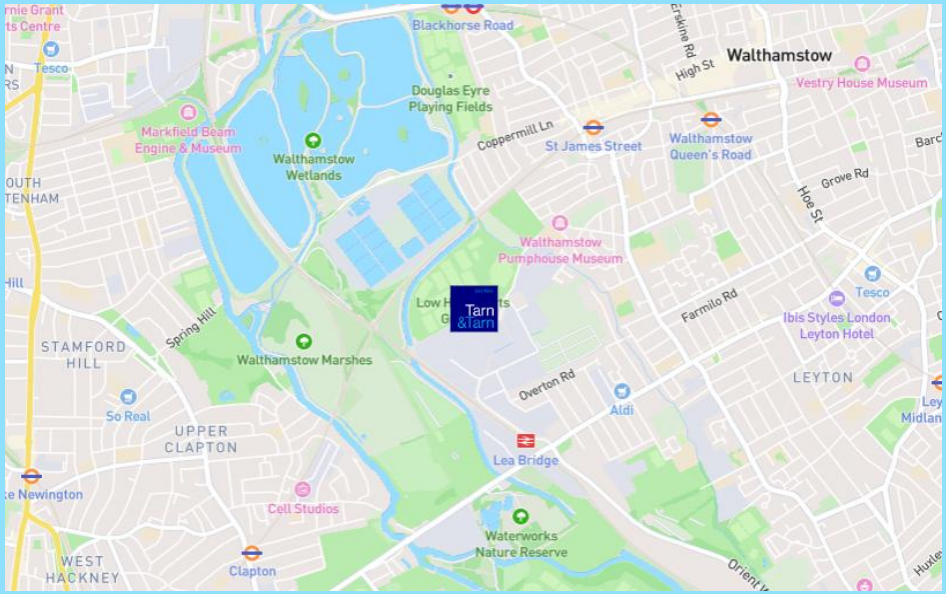
THE AREA

Located within Leyton's Forest Business Park, the unit offers easy access onto the A12 and A10. The property also benefits from good transport links with both Lea Bridge Station (Greater Anglia) & St James St (Overground) within walking distance.

TRANSPORT

- Lea Bridge Station (12-minute walk) – Greater Angelia
- St. James Street (14-minute walk) – Overground Line
- Walthamstow Queens Road (20-minute walk) - Overground Line





UNIT 25, FOREST BUSINESS PARK,
LONDON, E10 7FB

ACCOMMODATION

FLOORS	FT^2	PASSING RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	3,500				
Lower Ground	2,500				
TOTAL	6,000	£48,000	£395	£20,210	£68,699

PREMIUM

Offers in the region of
£200,000

LEGAL COSTS

Each party to bear their own costs

VAT

Applicable

LOCAL AUTHORITY

Local Authority of Waltham Forest

TERMS

An assignment of an existing lease which is inside the Landlord and Tenant Act 1954, expiring on 31st March 2029 (2.3 years unexpired).

Rent Payments: Quarterly

Break Clause: N/A

ANTI - MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.