



30-32 Old Church Road

London, E4 8DD

**Fully Fitted Pub/Restaurant
in High Street, Chingford
with Income from Flat
Above and Kitchen Rental
with Forecourt Seating**

2,400 sq ft
(222.97 sq m)

- Low Passing Rent
- Forecourt Seating
- Income Producing
- Central Location
- Recently Refurbished
- Premises License in Place

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Summary

Available Size	2,400 sq ft
Passing Rent	£35,000 per annum
Premium	£120,000
EPC Rating	Upon enquiry

Description

The premises trade over Ground Floor Only, laid out to accommodate 70 covers plus 20 covers on forecourt. Fully fitted and recently refurbished to an excellent standard with a large fully fitted kitchen in situ. There is a one bedroom flat on first floor which is producing circa £12,000pa plus the kitchen is being rented on a Sunday for circa £18,000pa.

Location

The premises are located on the main High Street in Chingford, East London. There is footfall every day of the week at all hours of the day and has an affluent residential surrounding.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant/Pub	2,400	222.97
Total	2,400	222.97

Tenure

We are offering an assignment of the existing lease with approximately 14.5 years to expire subject to five yearly rent reviews. The lease is granted inside the Security of Tenure Provisions of The Landlord and Tenant Act 1954.

Passing Rent

£35,000pax

Premium

Offers in the Region of £120,000

Licence

Premises licence in place allowing the sale of alcohol with or without the need to have a meal until midnight every day of the week.

Income

Currently receiving income from One Bed Flat and Kitchen Rental, total being received circa £28,000pa

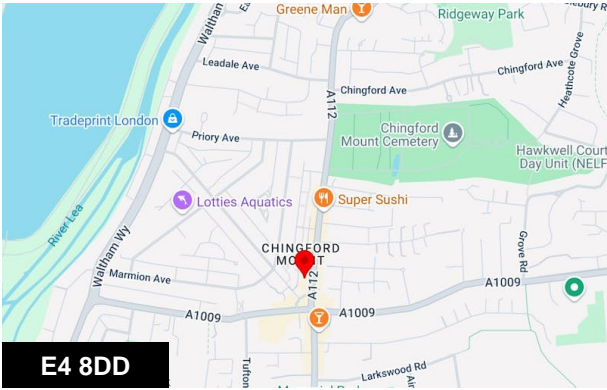
VAT

All figures quoted may be subject to VAT

Holding Deposit

Upon agreement of a transaction we would request a holding deposit to be paid to CDG Leisure client account released upon completion of a transaction.

Confidentiality



Viewing & Further Information



Morris Greenberg

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These premises are confidential - pls enquire within for full info and under no
Circumstance is anyone to approach staff about this opportunity