



1 Chase Cross Road  
Romford, RM5 3PJ

## Fully Fitted Restaurant/Bar Premises With Large Forecourt in Prominent Location in Romford, Essex

2,070 sq ft  
(192.31 sq m)

- Fully Fitted
- Prominent location
- Low Passing Rent
- Retractable Roof on Part
- Large Forecourt Area
- Stand Alone Building

# 1 Chase Cross Road, Romford, RM5 3PJ

## Summary

Available Size	2,070 sq ft
EPC Rating	Upon enquiry

## Description

The premises are fully fitted and have been recently refurbished as a Restaurant/Bar on ground floor laid out to accommodate approximately 65 covers. Part of the ground floor benefits from a fully retractable roof and there is a large forecourt that comes with these premises as well as a flat/office above at first floor level.

## Location

The premises are located on a prominent position in Romford, Essex close to the Station and within minutes walk from the main High Street. The property is highly visible and extremely accessible.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	1,500	139.35
1st - Residential	270	25.08
Outdoor - Restaurant	300	27.87
<b>Total</b>	<b>2,070</b>	<b>192.30</b>

## Tenure

An assignment of the existing lease granted for an original term of 12 years subject to 4 yearly rent reviews and with 7 years left to expire. the lease is renewable.

## Passing rent

£21,600pax

## Premium

Upon Application

## Premises License

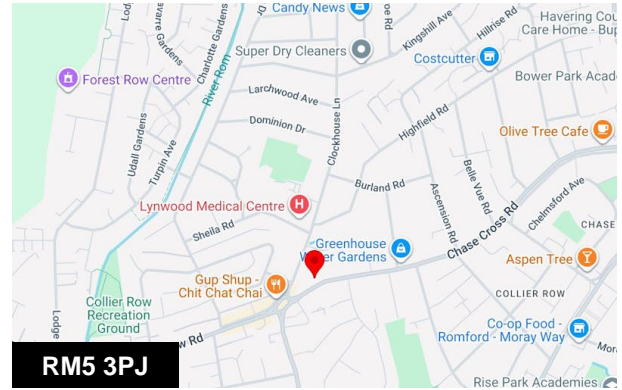
Allowing the sale of alcohol until 11pm every day of the week

## Holding Deposit

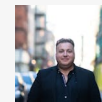
A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

## Confidentiality

Under no circumstance is an approach to be made to staff and all viewings are to be undertaken with discretion



## Viewing & Further Information



**Morris Greenberg**

0207 100 5520

[morris@cdgleisure.com](mailto:morris@cdgleisure.com)