



39 Lauriston Road

London, E9 7EY

**Beautiful Cafe/Restaurant
Adjacent To Victoria Park -
Full Extraction in Situ -
Retractable Roof To Rear**

1,200 sq ft
(111.48 sq m)

- Forecourt Seating
- Retractable Roof To Rear
- Full Extraction in Situ
- Low Passing Rent
- Sought After Victoria Park Location

39 Lauriston Road, London, E9 7EY

Summary

Available Size	1,200 sq ft
EPC Rating	Upon enquiry

Description

Beautiful Restaurant/Cafe laid out over ground floor only to accommodate approximately 45 covers. To the rear there is a section that has a retractable roof for those Sunny days. The kitchen is fully fitted with full extraction in situ. The forecourt allows for a further 12 covers.

Location

Located in the heart of Victoria Park in East London, adjacent to the actual Victoria Park that sees huge amount of visitors all year round especially when running festivals. The re is a mix of independent style cafes, shops and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,200	111.48
Total	1,200	111.48

Tenure

Assignment of the existing full repairing and insuring lease granted for a term to expire in November 2033. The next rent review is November 2028.

Passing Rent

£30,000pax

Premium

Upon Application

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning/License

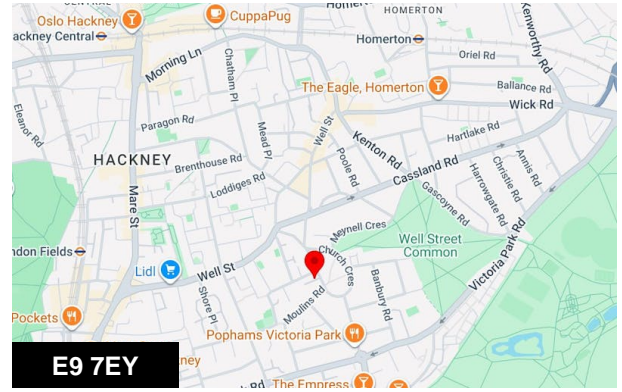
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

Confidentiality

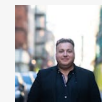
Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

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



Viewing & Further Information



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