



Westgate Street, London Fields

London, E8 3RN

2am QSR/Sandwich Bar - London Fields

- Busy Location
- Opposite Mare Street Market
- Strong Day and Evening Trade
- Full Extract in Situ
- Excellent Fit-Out
- Over 10 Years to Lease Expiry

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Summary

Passing Rent	£60,000 per annum
Premium	£85,000
EPC Rating	Upon enquiry

Description

The restaurant is laid out over ground and basement and is fully fitted to a good standard as a contemporary sandwich bar with full extract and is currently arranged to accommodate approximately 10 counter seating covers on ground floor. The basement offers prep kitchen, storage and other back of house spaces.

Location

The premises is located in a good position at the junction with Mare Street, right at the entrance to Mare Street Market and close London Fields and Broadway Market. The location is busy all day and into the evening, benefitting from a host of independent retailers, restaurants, cafes and bars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	500	46.45
Basement	500	46.45
Total	1,000	92.90

Tenure

An assignment of the existing 15 year lease expiring in 2037, subject to 5 yearly rent reviews.

Passing Rent

£60,000 per annum exclusive.

Premium

Offers in the region of £85,000 invited.

VAT

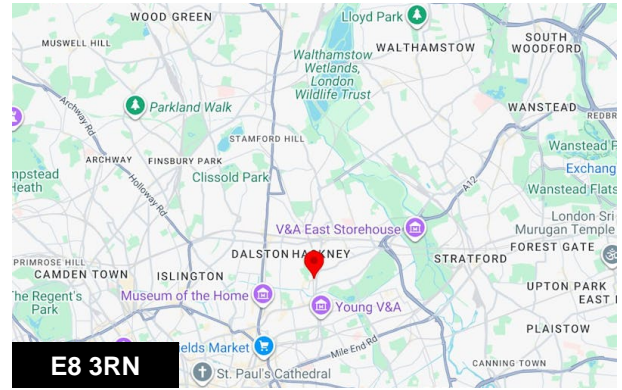
VAT may be applicable to the rent, premium and any other figures quoted.

Planning/Licence

The premises benefit from E Class planning with a licence allowing late night refreshment until 2am on Friday and Saturday.

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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