



1-3 Woodford Avenue

Ilford, IG2 6UF

Prominent Restaurant outside Gants Hill Station

3,150 sq ft
(292.64 sq m)

- Large Wraparound Frontage
- High Visible Restaurant Location
- 80 Cover Restaurant
- Excellent Fit Out
- Full Extraction in Situ
- Lease until 2035 Inside the 1954 Act

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Summary

Available Size	3,150 sq ft
EPC Rating	Upon enquiry

Description

The restaurant benefits from a large wraparound frontage and is fully fitted to an excellent standard as a fast casual burger restaurant offering 80 covers and full kitchen facilities over ground floor only.

Location

Prominently located on the Gants Hill Roundabout, right across from Gants Hill underground station on the Central Line, offering excellent access to both public transport and good high street presence. The area benefits from an abundance of independent and national chain restaurants including Naan Staap, Smoke & Pepper, Harvester, Chaiwala and Yokoso to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,150	292.64
Total	3,150	292.64

Tenure

An assignment of the existing 15 year lease expiring in December 2035, subject to 5 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing Rent

£50,000 per annum exclusive.

Premium

Offers in the region of £100,000 invited.

VAT

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

Planning

The premises benefit from E Class planning.

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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