



**Westfield Stratford City**  
Montfichet Road, London, E20 1EG

**Fully Fitted and Well  
Maintained Restaurant -  
Prime Westfield Stratford  
Location (Outdoors) with  
Large Forecourt for Seating**

**2,795 sq ft**  
(259.66 sq m)

- Fully Fit and Well Maintained
- Large Forecourt Seating
- Prime Location Outside
- Fair Passing Rent

# Westfield Stratford City, Montfichet Road, London, E20 1EG

## Summary

Available Size	2,795 sq ft
EPC Rating	Upon enquiry

## Description

The premises are fully fit to a good standard and trade over ground floor with an open plan kitchen. The kitchen is fully fitted and the trading area can accommodate 88 covers. The outside terrace can accommodate a further 52 covers.

## Location

Located on the outside area of Westfield Stratford, one of the largest shopping centres in the UK and 4th largest shopping centre in Europe based on retail space available. Annual footfall figures in 2019 estimated to be over 50 million. Many of the big named retailers and restaurateurs are in situ and the complex is well served by public transport links.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	2,246	208.66
Outdoor - Forecourt	549	51
Total	2,795	259.66

## Tenure

There is approximately 9.5 years remaining of the existing lease granted outside the Security of Tenure Provisions of The Landlord and Tenant Act 1954.

## Passing Rent

£95,000 Or 7% of turnover whichever is higher per annum exclusive.

## Premium

Upon Appplication

## Premises License

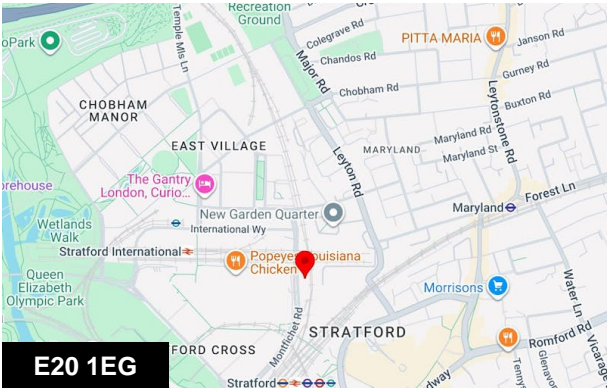
We understand the premises have a premises license in place allowing the sale of alcohol until midnight every day of the week subject to standard restaurant conditions

## 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

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



## Viewing & Further Information



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