



## Woodford New Road

London, E18 2QD

### Prime Fully Fitted Restaurant & Bar

### With Own Rear Car Park

### To Let

**6,700 sq ft**  
(622.45 sq m)

- Excellent Decorative Condition
- Fully Fitted Kitchen
- Two Outdoor Conservatories
- Highly Prominent Frontage
- Parking For Up To 20 Cars
- Spot Lights
- Tiled Flooring
- Fully Fitted Extraction
- Walk In Fridge/Freezer
- Bar Area
- Late Night Music & Dance Licence

## Summary

<b>Available Size</b>	6,700 sq ft
<b>Rent</b>	£175,000 per annum
<b>Rates Payable</b>	£28,034 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (55)

## Location

The building is situated in a prime position on the corner of the main Woodford New Road and Fullers Road close to the junctions of Oak Hill. High Road Woodford (A1199) and St Mary's Avenue/Roding Lane North. The nearest London Underground station is South Woodford (Central Line). Numerous bus routes also serve the local area.

## Description

Comprises a fully fitted ground floor restaurant/conservatory and bar area with a fully fitted open plan kitchen area together with first floor private dining/dance area together with basement storage, preparation area and walk in fridge/freezer. Our clients have invested a substantial amount of money in fitting out the premises including extending the restaurant with glazed conservatories overlooking the main road. The rear glazed conservatory benefits from an electric retractable roof which provides outdoor dining during the summer months. The premises also benefits from a late night Entertainment and Dance Licences. The premises have been fitted out to an extremely high standard of finish providing seating up to 250 people. The premises benefit from its own car park at the rear of the building with parking for up to 30 cars.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	4,945	459.41	Available
Basement - Basement	460	42.74	Available
1st - First Floor	1,295	120.31	Available
<b>Total</b>	<b>6,700</b>	<b>622.46</b>	

## Lease

New full Repairing & Insuring Lease to be granted for terms of years to be agreed, subject to periodic Rent Reviews.

## Rent

£175,000 pax

## Premium

Price upon application for the benefit of all fixtures and fittings.

## Freehold

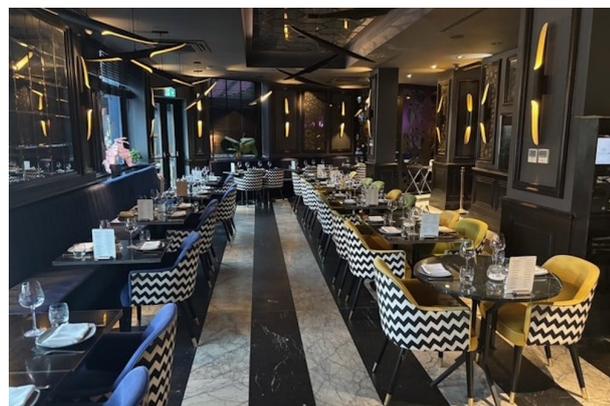
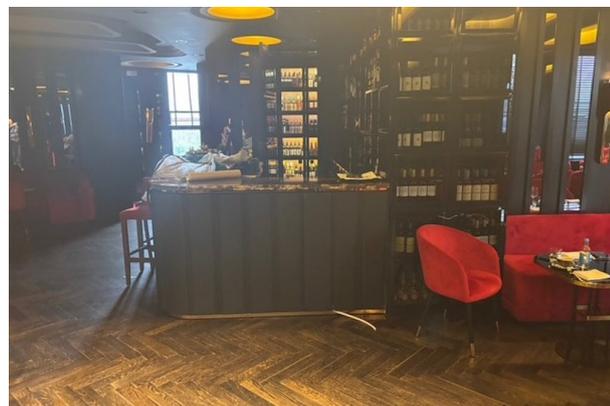
Our clients will consider disposing of the Freehold interest. Terms available upon request.

## Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

## Viewings

Strictly by appointment through owner's SOLE agents as above.



## Viewing & Further Information



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