



**Abridge Golf Club, Epping Lane, Stapleford
Tawney., Romford, Essex, RM4 1ST**

12,886 Sq Ft (1,197.11 Sq M)

To Let £200,000 p.a.x.

TO LET

Substantial Restaurant at Abridge Golf Club

Key Features

Restaurant/Function Room
To Let with 80-160 covers

Bar with ancillary storage
and cellar facilities

Double glazed

On site parking

Commercial kitchen with
equipment and ducting

Air conditioned

External paved patio with
views over surrounding
countryside

Property Description

The property comprises of a self-contained restaurant with a floor area approx. 10,800 sqft (1,004.71 sqm) plus a paved patio to the front of approx. 2,086 sqft (193.8 sqm)

It currently has air conditioning and gas central heating with an external paved patio and views over the countryside down to Abridge Village.

There is a substantial car park at rear which will be shared with the golf club and shared with the tenant of the front building when not in use for Golf.

The Restaurant area is serviced by a bar, storage and other ancillary facilities Also benefits from a ducted commercial kitchen. The property is offered To Let on a new FRI lease, the terms of which are to be agreed.





Location

The property is situated in the midst of the Essex Countryside adjacent to Abridge Golf Club.

It fronts Epping Lane close to the Norton Trout Fishery and adjoining kennels.

Epping Lane leads within a short drive through to the main London Road/A113 providing access to Ongar in one direction and through the B175 leading to Stapleford Abbots and eventually through to Havering-atte-Bower and Romford.

Epping Lane also leads through Hobbs Cross Road to Theydon Garnon and Epping with further access leading through to the M25

Terms

The property is offered To Let on a new FRI lease, the terms of which are to be agreed.

Rent

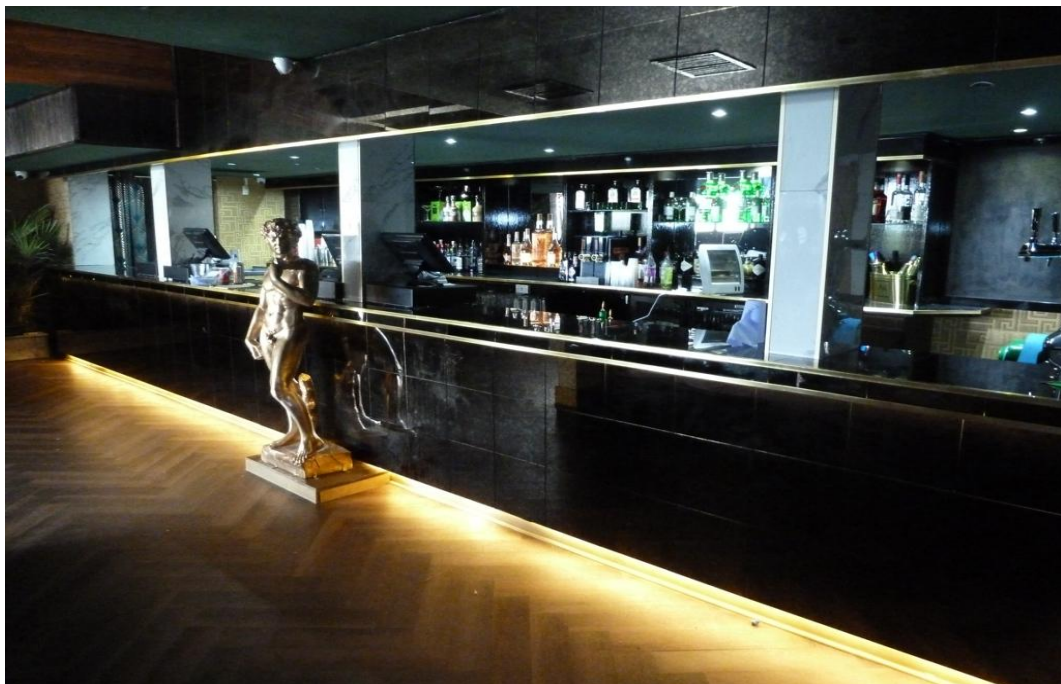
£200,000

Service Charge

TBC

Rates Payable

£39,120.00 p.a



EPC Rating

C-57

Legal Costs

Each party to pay their own legals with an undertaking to be given for the Landlords legal costs should any prospective tenant withdraw for any reason.

Referencing/ Anti-Money Laundering

Land Commercial Ltd charges a fee of £250.00 plus VAT at the prevailing rate for taking up references and AML checks upon the proposed tenants. This fee is non-refundable,. whether or not they are accepted by the Landlord.

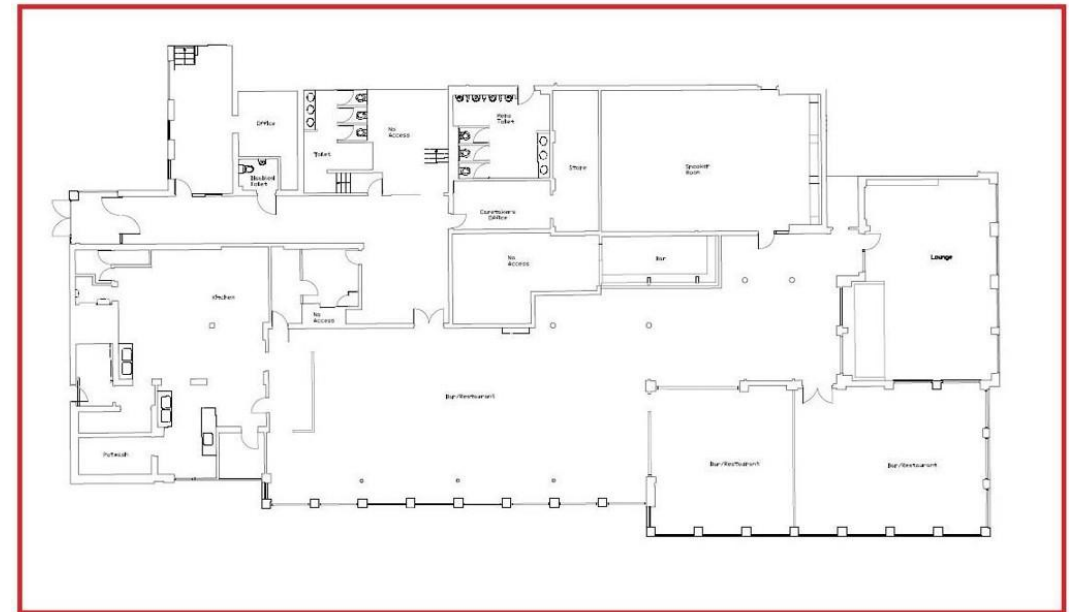
Anti-Money Laundering

Due to the recent changes in the Anti money laundering regulations it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

Viewing

Via Sole Agents Only



LC

LAND COMMERCIAL

chartered surveyors



IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.



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