



Property Details

COUNTRYWIDE
Commercial

RETAIL

OFFICE

INDUSTRIAL

LAND & DEVELOPMENT

CONFIDENTIALLY AVAILABLE

RESTAURANT LEASE FOR SALE

**With the benefit of an A5 & A3 Use
(T/as Cinnamon)**



147 High Street, Wanstead, London E11 2RL

Location

The property is situated in a very prominent position located near to **Wanstead Underground Station (Central Line)** and in close proximity to the principal retailing within Wanstead High Street. Nearby multiple retailers are **Somerfield, Starbucks, Majestic Wines**, also a number of private retailers.

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Accommodation:

The property consists of a large ground floor restaurant affording the approximate areas:

Frontage	4.9m	16 ft
Main Restaurant Area	82.60 sq.m	890 sq.ft
Kitchen Area	20 sq.m	215 sq.ft
Internal Storage	12.6 sq.m	135 sq.ft
Staff Room	16.3 sq.m	175 sq.ft
Male & Female WC's		

Lease Term:

The restaurant is held on a lease for 15 years from Dec 2001 and is subject to 5 yearly rent reviews.

Rent:

£18,500 per annum exclusive

(N.B The December 2011 rent review is currently outstanding and indications from the tenant is that it may be settled in the region of £22,000 pax).

Premium:

We are seeking offers in the region of £80,000 to include all the fixtures and fittings including the kitchen equipment.

Rates:

We have been advised by the Local Rating Authority that the premises are currently assessed as follows:

Rateable value	£21,250
Multiplier	0.433
Rates Payable	£9201.25

Legal Costs:

Ingoing tenant to pay both parties legal costs.

Viewing:

Strictly by via sole agents

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