

Prime Fitted Restaurant TO LET

- Prime Corner Location
- Rent - £32,000 pax
- Premium - £120,000
- Fully Fitted Restaurant
- 50 Covers
- Sub Lease Available
- Excellent Footfall

Roman Road, Bow,
London E3 5ES





Location:

Roman Road is lined with shops, cafes, and businesses that cater to the local community. A famous street market open on Tuesday, Thursday & Saturdays, on market days, the street comes alive with stalls offering a diverse range of products, including fresh produce, clothing, accessories, antiques, and more. You'll also find a mix of traditional establishments and newer businesses, contributing to the dynamic nature of the street.

Description:

A highly prominent corner restaurant premises arranged over ground floor only.

Restaurant Area	56.75 m2	610.85 sq. ft
Kitchen Area	16.5 m2	177.60 sq. ft
Rear Storage	11.42 m2	123.80 sq. ft
WC's	10 m2	107.64 sq. ft
Total Area		

Excellent Condition

50 Covers

Open Kitchen

Fully Fitted

Heating & Ventilation

Male & Female WC's

Term:

New 11-year sub lease available

Rent:

Quoting **£32,000 pax**

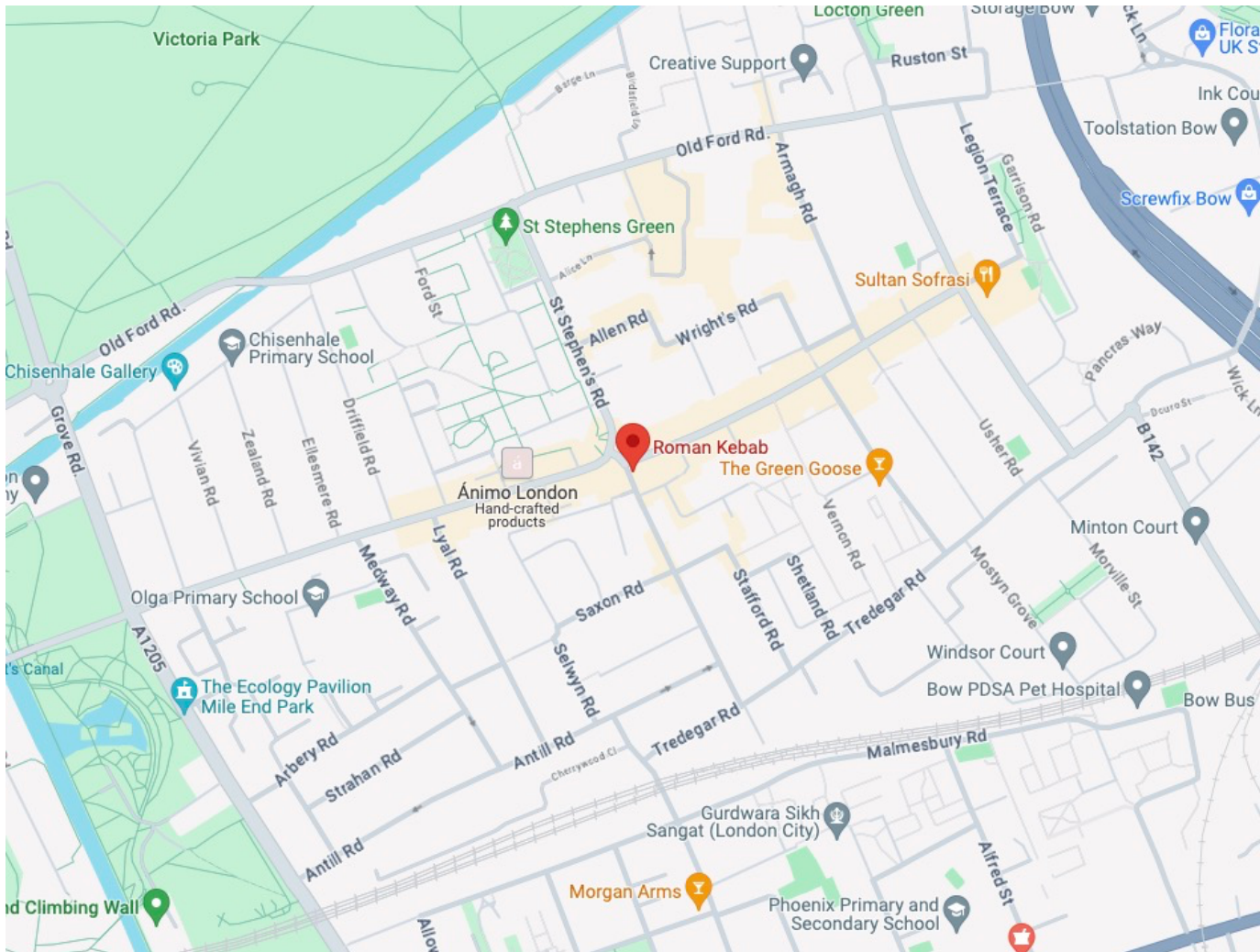
Premium:

Seeking offers in the region of **£120,000**, for the fixtures, fittings, equipment, and benefit of the sought-after lease.

Rent Review:

4 yearly



**Rates (From April 2023)**

Rateable Value	£20,789
UBR	49.9p
Rates payable	£10,373.11 pa

(Interested parties are advised to verify these figures with the London Borough of Tower Hamlets)

Legal Costs:

Ingoing tenant to pay the landlord's legal fees of £1500 + VAT

Reference & Credit Admin Fee:

A charge of £300 + VAT payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing strictly by appointment via sole agent

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