



## Catering Unit In Bethnal Green – Lease For Sale Fully Fitted & Equipped Roman Road, Bethnal Green, E2 0QN

### Location

Situated on the very busy Roman Road thoroughfare, in a trading position renowned for the number of restaurant and catering establishments in the vicinity.

### Accommodation

Comprises a lock – up shop with basement in a prominent position

Internal Width	3.0 m	
Unit Depth	16.4 m	
Ground Floor	49.3 m <sup>2</sup>	
Basement	48.0 m <sup>2</sup>	
<b>Total Area</b>	<b>97.3m<sup>2</sup></b>	<b>1047 sq ft Approx.</b>

Specification

- Two Kitchen Areas (Both Ducted)
- Fully Fitted & Equipped
- Tiled Wc
- Stainless Steel Clad Kitchen Walls
- Large Basement (Restricted Head Height)

Equipment

Large range of equipment including: Rational Combi Oven, 2 x kebab grills, 4 ring hob, griddle, 2 x grills, chip fryers, damper, hot and cold display cabinets, cold drink cabinet, two large extractors.

Rent

£25,000 per annum exclusive of rates

Price

£60,000 to include all fixtures fittings and equipment

Terms

15 years from 1/03/2022 with 5 yearly rent reviews on full repairing and insuring terms.

Rates

Rateable Value £16,500. This is *not* what you pay. Please enquire to Tower Hamlets Council for rates payable figure.

Deposit

The Freeholders will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

References

A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.

Viewing

**Tel: 0207 286 8363**