

TO207 286 8363 Esales®threeh.co.uk



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

## **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<br/>Internal Width3.0 mUnit Depth16.4 mGround Floor49.3 m²Basement48.0 m²Total Area97.3m²1047 sq ft Approx.



These particulars are believed to be connect, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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**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.
- <u>Rent</u> £25,000 per annum exclusive of rates
- <u>Price</u> £60,000 to include all fixtures fittings and equipment
- <u>Terms</u> 15 years from 1/03/2022 with 5 yearly rent reviews on full repairing and insuring terms.
- <u>Rates</u> Rateable Value £16,500. This is *not* what you pay. Please enquire to Tower Hamlets Council for rates payable figure.
- <u>Deposit</u> The Freeholders will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.
- <u>References</u> 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



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