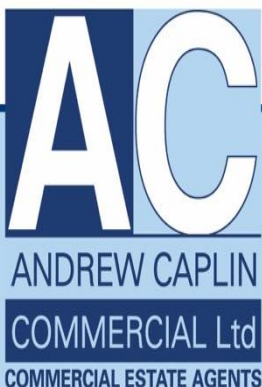


BUCKHURST HILL

PROMINENT RESTAURANT OPPORTUNITY/SUITABLE FOR ALTERNATIVE USES
TOTALLING APPROX 280.19sqm/3,016sq.ft
TO LET



63 QUEENS ROAD, BUCKHURST HILL, ESSEX IG9 5BU



01708 731200

info@ac-commercial.com

www.andrewcaplincommercial.com

St Georges House, 2-4 Eastern Road, Romford, Essex RM1 3PJ



Location

Prominently & Conveniently located on the northern side of Queens Road which is the prime retail leisure pitch within the Epping Forest district of Essex.

Description

Former Prezzo restaurant arranged on Ground & 1st Floors. The Property has been extended both to the front & rear and benefits from a rear yard.

The property extends to 280.19sqm/3016sq.ft having previously traded as a Restaurant although suitable for a number of alternative Uses such as Retail or Medical subject of course to the usual consents.

- Prominent Restaurant opportunity
- Suitable for alternative Uses
- Affluent & Popular Location
- Walking distance to Buckhurst Hill Station

Tenure

New FRI Lease.

Rent Review: fifth and tenth anniversaries of Term commencement in line with open market value or RPI whichever is the greater. Rent Review subject to a cap of 15% over 5 years (not compounded annually).

Subject to status and trading history the prospective tenant may be required to provide a personal guarantee and a minimum of 6 months rent deposit.

Commencing Rental

£80,000 pax plus Vat and Business Rates

Legal Costs

To be borne by ingoing tenant

Epc

To follow

Administrative Fees

Upon terms being agreed and prior to Solicitor's being instructed, the prospective tenant/purchaser is to pay an administrative fee of £500 plus VAT to Andrew Caplin Commercial Limited. The fee will cover all associated administrative costs including any referencing fees incurred. In the event that the Landlord or Vendor withdraws from the transaction once solicitors are instructed, 50% of the fee will be refunded

GDPR

General Regulations (GDPR) will take effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Money Laundering Regulations

Identity Checks/AML The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING

Strictly by appointments via agent



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Andrew Caplin Commercial conditions under which particulars issued. Andrew Caplin Commercial, for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) No person in the employment of Andrew Caplin Commercial or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. iv) All rents and prices are quoted exclusive of VAT