

FULLY FITTED RESTAURANT LEASE FOR SALE



Mama Lan, Unit 32, East Village, Stratford, London E20

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- A3 use with extraction
 - Strong residential catchment
 - Close to Westfield Stratford & numerous new developments
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LOCATION

The property is located in the heart of East Village, a vibrant neighborhood of circa 7,000 residents and 23 retailers. Westfield Stratford, Europe's largest shopping centre is within a 5 minute walk. Stratford is regarded as one of London's best connected locations with Stratford Station (10 minutes walk) offering Underground, Overground and National rail connections as well as Stratford International (3 minutes walk). In 2018 Crossrail will further improve connections especially with central London & Heathrow. Nearby operators include Neighbourhood (Fawcett Inns) and Firezza (Pizza Express) as well as numerous independent operators such as Darkhorse, Signorelli, Tina We Salute You and award winning wine merchant, Bottle Apostle. www.eastvillagelondon.co.uk/shop-eat#mapview



NEARBY DEVELOPMENTS

- Here East - 7,000 office workers. Complete.
- Prospect East - 1000 homes. Completion 2017
- The International Quarter - 25,000 office workers, 12,500 students & 333 residential units. Completion 2017/18
- Mace Factory (Phase 2 East Village) - 482 flats. Completion 2018.
- Manhattan Loft Gardens - 248 apartments and a 150 room hotel. Completion 2018
- Chobham Manor - 7,500 residents. Phase 1 complete. Phases 2-3 2017/20

DESCRIPTION

The double fronted property is arranged over the ground floor only and measures approximately 2,300 sq ft. The restaurant which has now ceased trading is in extremely good order having had circa £250,000 invested in it over the past few years with all fixtures and fittings remaining in situ. This presents an ideal opportunity for an operator to cater for the immediate and affluent residential population as well as capitalize on deliveries to the significant and every growing number of residents and office workers in E20 and beyond.

LEASE

Available by way of an assignment of the existing 20 year lease due to expire in July 2034 subject to five yearly rent reviews at a rent of only £32,500 pax. There are tenant only options to break the lease in 2019, 2024 & 2029.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 10 am to 2300 Monday to Saturday and from noon to 2230 on Sundays. A copy of the license is available on request.

PREMIUM

PRICED FOR QUICK SALE. **Offers in excess of £45,000** for the benefit of the valuable lease, license and all fixtures and fittings.

BUSINESS RATES

Rateable value £18,750
UBR (2017/18) 46.6
Rates payable £8.737

SERVICE CHARGE

£4,500 per annum

VIEWING

By appointment only through sole agents:

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