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24 HOUR CONVENIENCE STORE BUSINESS FOR SALE



WALTHAMSTOW, LONDON E17 2,383 SQ FT (221.43 SQ M)

Location: Situated in a busy position in Hoe Street, Walthamstow close to the Town Centre and Station.

Description: Comprising an established convenience store business trading from substantial premises (double fronted) and trading 24 hours.

The business sells a large range of groceries, frozen foods, wines and spirits, tobacco, newspapers and publications, food and cleaning stuffs and lottery.

To the rear of the premises there is parking for 4-5 vehicles and loading facilities.

Full details of turnover available upon request to bona fide enquiries.

<u>Areas:</u>	<u>Sales Area</u>	
	Frontage	10.2m wide
	Internal Width	9.8m
	Internal Depth	15.71m
	Storage/Office Area	10.74m x 5.07m
	Staff Room/Storage	5.30m x 2.46m
	Total Area	221.43 sq m (2, 382 sq ft)

Lease: Held on a 15 year Lease from 2008 at £38,000 pa with 5 yearly rent reviews.

Terms: £300,000 is sought for the goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Waltham Forest. We are informed that the rates payable for 2009/2010 are £15,000 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **Strictly by appointment only**
Via Claridges Commercial – 0845 205 0007