

**\*Confidentially Available\***

## **BANQUETING SUITE/BUSINESS FOR SALE**



**ILFORD, ESSEX IG1  
9,564.21 SQ FT (888.62 SQ M)**

**Location:** Situated on the High Road (A118), Ilford close to the main ring road, Winston Way and Green Lane.

**Description:** Comprising a substantial Banqueting Suite, able to accommodate 500 covers, but licenced for 400. The premises are available as a turn key operation with many advanced bookings for weddings and events over the coming year, or so. The business specialises in Asian catered events.



**Features Include:**

- \* 500 covers
- \* Central location
- \* Late licence
- \* Music and dancing licence
- \* Large kitchen
- \* Ample storage
- \* Advance bookings

**Areas:**

|                                   |  |
|-----------------------------------|--|
| Raised Hall Area                  | 25.99m x 8.64m – (224.57 sq m/2,282 sq ft)     |
| Main Hall Area                    | 20.17m x 25.63m – (516.95 sq m/5,563.93 sq ft) |
| Kitchen                           | 9.6m x 2.68m – (25.72 sq m/276.91 sq ft)       |
| Rear Storage Area                 | 26m x 2.07m – (53.82 sq m/579.26 sq ft)        |
| 2 WC areas                        | male and female – (unmeasured)                 |
| 1 <sup>st</sup> Floor Offices (2) | 4.3m x 1.9m – (8.17 sq m/87.93 sq ft each)     |
| Single WC                         |  |
| Basement Storage                  | 8.8m x 4.8m – (42.24 sq m/454.62 sq ft)        |
| Basement Storage                  | 3m x 3m – (9 sq m/96 sq ft)                    |
| <b>Total Area</b>                 | <b>888.62 sq m/9,564.21 sq ft</b>              |

**Lease:**

Held on a 25 year Lease from 2004 with 5 yearly rent reviews at £65,000 pa. (2009 review completed).

**Terms:**

£595,000 is sought for the goodwill, future bookings and benefit of this lease.

**Note: Fixtures and fittings i.e. tables, chairs, crockery, cutlery are available at an extra cost.**

**Business Rates:**

London Borough of Redbridge - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Viewing:**

**Strictly by appointment only (staff unaware)  
Via Joint Sole Agents:-**

