



PROPERTY CONSULTANTS

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OFF LICENCE/CONVENIENCE STORE BUSINESS FOR SALE



CLAYHALL, ILFORD, ESSEX IG5 741.85 SQ FT (68.92 SQ M)

Location: Situated on Claybury Broadway, a popular and well known local Parade. Claybury Broadway runs between Clayhall Avenue and Stradbroke Grove.

Description: Comprising an off licence and grocery business, which is fully fitted and has been trading with its current owners for the past 4 years.

Available with goodwill, fixtures, fittings and equipment, plus stock at valuation. Opening hours 10.00 am – 11.00 pm.

Areas: Main Sales Area
10.26m deep by 5.23m wide (53.65 sq m)

Ancillary Store
3.61m deep by 4.23m wide (15.27 sq m)

Total area 741.85 sq ft

Lease: Held on a Lease with 12 years remaining and 4 yearly rent reviews at £10,000 pa. (We are informed that a new Lease could be available if required).

Terms: £39,995 is sought for the goodwill, fixtures, fittings and equipment plus stock at valuation.

Business Rates: London Borough of Redbridge. Approximately £3,490 pa payable. 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 Sole Agents Claridges Commercial – 0845 205 0007