

Claridges

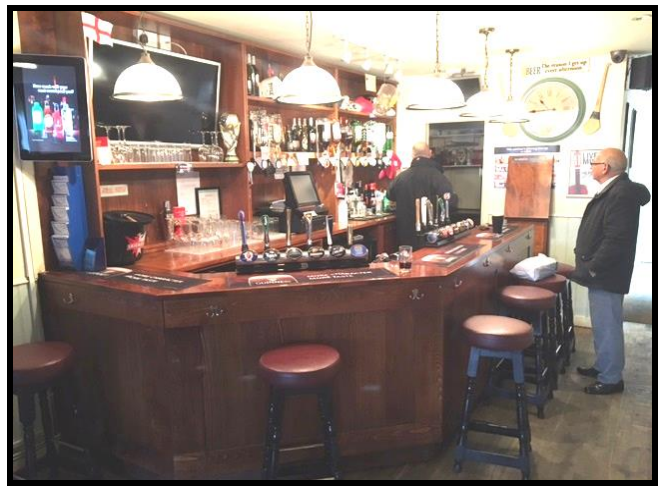
COMMERCIAL PROPERTY CONSULTANTS

FREEHOLD BAR WITH 3 FLATS ABOVE *WITH A3/A4 USE* FOR SALE



**ST JAMES STREET, WALTHAMSTOW E17
881 SQ FT (81.93 SQ M)**

020 8559 1122



Location:

Situated on St James Street, Walthamstow between High Street and Station Road. The premises are very close to St James Street Network Rail Station and opposite where the new Morrisons Supermarket development is being constructed.

Description:

Comprising a long established fully licenced sports bar with A4 use and being offered as a trading concern free of tie together with full fixtures, fittings, equipment and sports memorabilia. The upper part comprises 3 newly refurbished flats which are entered via the rear of the property and comprise: 2 x 1 bedroom on first floor level (1 with roof terrace) and a duplex 2 bedroom flat arranged over 2nd and 3rd floors.

The 2 bedroom is let at £1200 pcm and the 1 bedrooms are each let at £1,000 pcm (total rent from the upper part £38,400 pa).

The bar is being offered with vacant possession, fully fitted and suitable for continuation as a bar or as a restaurant. The premises have a late licence on Friday and Saturday evenings until 2.00 am. The premises are offered complete with 9 flat screens, fully fitted bar, EPOS system, beer cellar (ground floor), male and female WC's, booth seating etc. The business has a healthy turnover which increases during major sporting events, which can be further enhanced by doing special event nights. The premises also do light meals. The premises also have two gaming machines (one poker) which generate additional income on a regular basis.

Areas:

Shop 881 sq ft (81.93 sq m)

Terms:

Available freehold at £1.1m.

Viewing:

**By Appointment only via Sole Agents
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk**

Important Notice

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It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.