

# TO LET

**Dobbin & Sullivan**  
Chartered Surveyors, Est 1991

**280A ROMFORD ROAD, LONDON,  
E7 9HD**

**1,960 sq ft (up to 182.09 sq m)**



**A3/A5 cafe/restaurant**

- Benefitting from an A3 cafe/restaurant license
- Large open plan retail area with rear storage and access as well as first floor office space
- External forecourt fronting onto Romford Road

Chartered Surveyors  
& Commercial Property  
Consultants

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## Summary

An A3/A5 restaurant and cafe premises in sought after east London location close to the new Crossrail station of Forest Gate

## Location

The property is situated on the south side of Romford Road (A118), close to its junction with Woodgrange Road (A114). There is a cluster of shops and offices around this junction, featuring a range of local and multiple traders. Occupiers within close proximity of the subject premises include Barclays Bank, Superdrug, Sainsburys, Tesco's, Iceland and 99p Stores. Romford Road is a very busy thoroughfare connecting Stratford in the west to Ilford in the east and the road is serviced by numerous bus routes. Forest Gate will also have access onto the Crossrail line which provides links into central London within 20 minutes.

## Availability

Description	Size
Ground floor	1,355 sq ft
First floor	605 sq ft
Total	1,960 sq ft

## Description

The property has recently been stripped of the previous tenants fixtures and fittings so it is in need of a complete refurbishment. It benefits from an open plan retail area with additional storage rooms to the rear. The property can be used for a cafe or restaurant facility. There is access midway through the shop to a staircase leading to the first floor. There are a number of office/admin rooms as well as a bathroom and WC area. There is also access from the rear through an alleyway at the back of the property.

A forecourt is also provided on Romford Road for parking or additional display space.

## Lease

A new FRI lease for a term to be agreed

## Premium

Offers will be considered

## Legal costs

The ingoing tenant is to contribute towards the landlord's legal fees expected to be in excess of £1,250+VAT. Final costs to be confirmed.

## Rent

Offers in excess of £25,000 per annum

## Business Rates

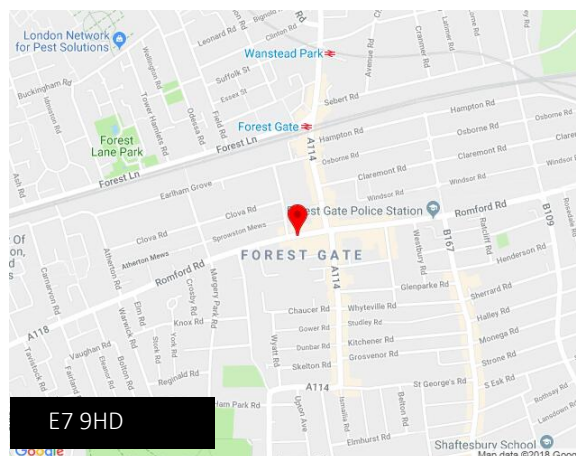
Rates Payable: £7,664

(based upon Rateable Value: £16,000 and UBR: )

We recommend any ingoing tenant make their own enquiries to the local authority for further information

## Energy Performance Rating

Available upon request



## Contacts & Enquiries

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