

**PRIME RESTAURANT LEASE FOR SALE  
56 HIGH STREET NORTH  
EAST HAM, LONDON E6 2HJ**

**LOCATION**

Vibrant East Ham is situated in the London Borough of Newham and is benefitting from the substantial investment created by the 2012 Olympic Games. The Council is currently upgrading the street which is due for completion soon.

This property is situated in a prime retail location adjacent to Barclays Bank, with other nearby retailers including Sainsbury, Clinton Cards, Primark and the East Ham Shopping Centre.

**ACCOMMODATION:**

The property has the following approximate dimensions and areas:-

Internal width:	27 ft 3 ins	8.31 m
Shop depth	74 ft 8 ins	22.76 m
Ground floor area:	2,414 sq ft	224.24 sq.m.
First floor restaurant area	352 sq ft	32.71 sq.m.
Plus first floor customer toilets		

There are 6 car parking spaces to the rear

**TENURE**

The shop is held on a 18 year lease from 29 March 1999 at a current passing rent of £68,000 per annum exclusive subject to five yearly rent reviews.

**PREMIUM**

Premium offers of £150,000 plus VAT are invited for this valuable A3 leasehold interest.

**RATES**

According to the Valuation Office website the property has a 2010 ratable value of £68,500



**COSTS**

Each party are to be responsible for their own legal costs.

**VIEWING**

**Strictly by appointment as staff are unaware of the impending disposal.**

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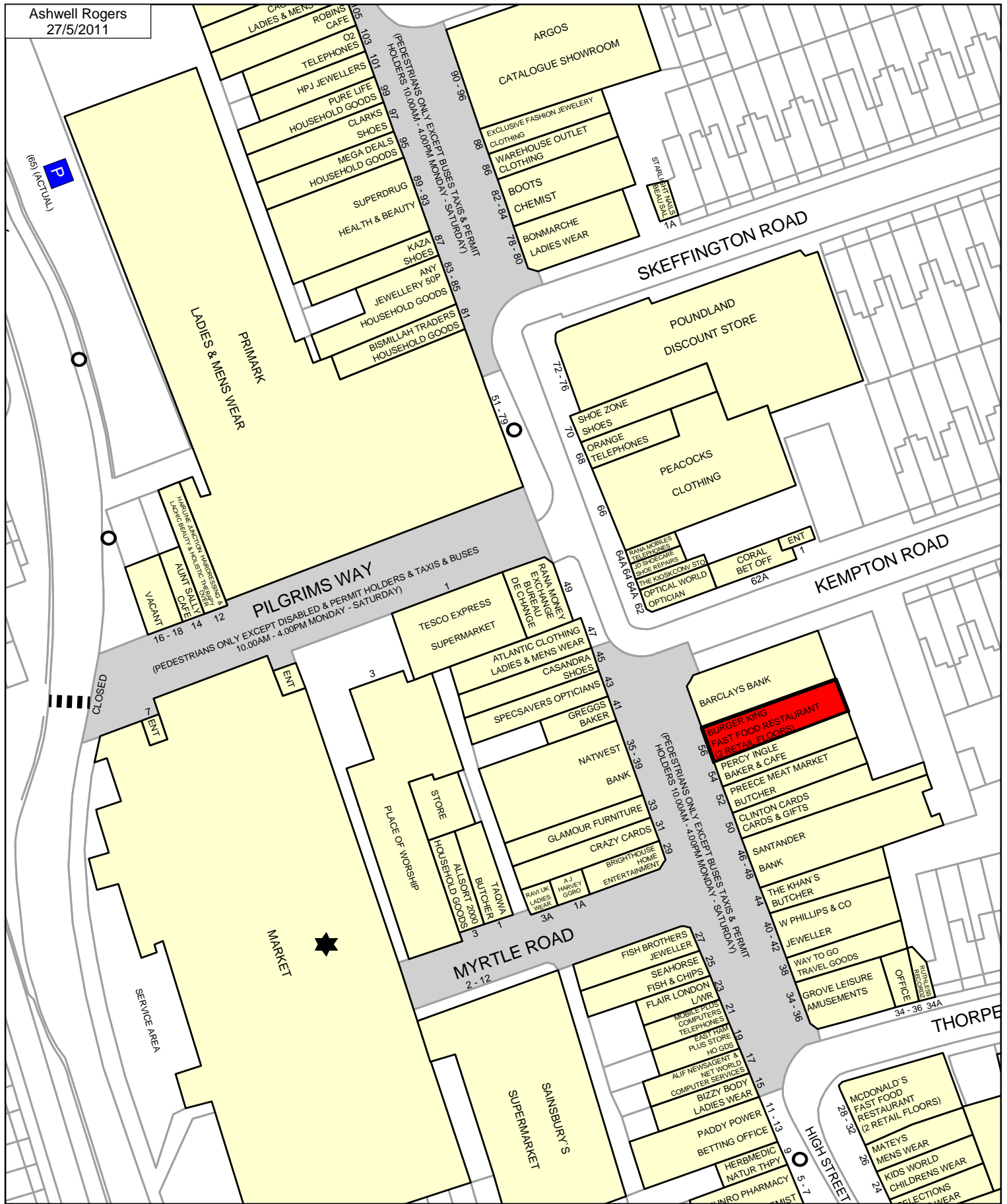
**SUBJECT TO CONTRACT**

May 2011

**COMMERCIAL LEASE CODE OF PRACTICE**

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Ashwell Rogers  
27/5/2011



50 metres

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