



OLD CHURCH ROAD, LONDON

£32,000 PA

New lease, bustling and affluent high street in Chingford, spacious restaurant with alcohol licence, forecourt seating, 2 fully fitted kitchens,

Key Information:

- Turnover: £15,000+ per week (70% dine-in / 30% takeaway)
- Rent: £32,000 per annum
- Premium: £150,000
- Rates: £3,443 per annum
- Lease: New 15 years Full Repairing & Insuring lease
- Licences: A3, A5 & Alcohol Licence until 11:00 PM
- Premises Size: Approximately 2,400 sq. ft.
- Seating Capacity: 70 internal covers + forecourt seating up to 20 covers

Clients pay their own legal fees.

This fully staff-run Restaurant and Cocktail Lounge operates from a spacious 2,400 sq. ft. high street premises that underwent a complete refurbishment in May 2021. The renovation was extensive, including the installation of two brand-new, fully fitted kitchens, upgraded flooring, electrics, ceiling, seating, and décor, as well as a fully equipped bar.

The business generates a healthy weekly turnover of £15,000, with 70% of revenue coming from dine-in customers and 30% from takeaway orders with only late afternoon – 11pm opening hours.

Despite its strong performance, there is significant potential for growth under a more hands-on owner-operator, as the current vendor does not work directly in the business.

The premises are immaculately maintained and fitted with high-quality furnishings throughout.

Key features include:

- Internal Seating: 70 covers across a tastefully decorated dining area
- Forecourt Seating: Space for 20 alfresco dining covers
- Bar: Fully equipped bar area
- Display Kitchen: Open-plan kitchen with extractor canopy and full induction system, allowing guests to view food preparation
- Waiter Station: Includes a till system for efficient service
- Storage: Ample storage facilities throughout the premises
- Toilets: Separate male and female restrooms

Additionally, the rear of the premises features:

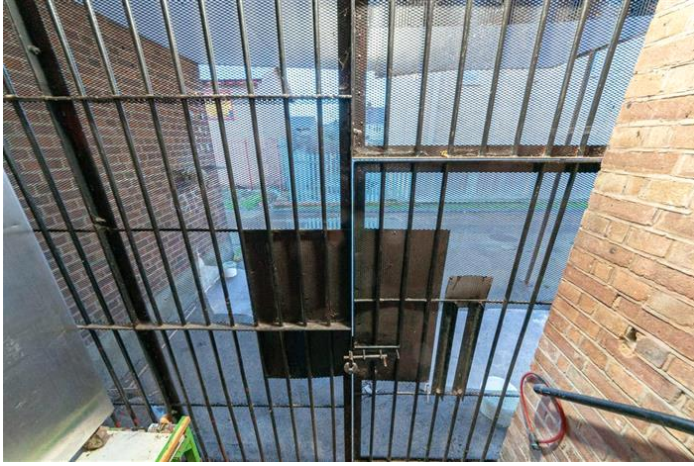
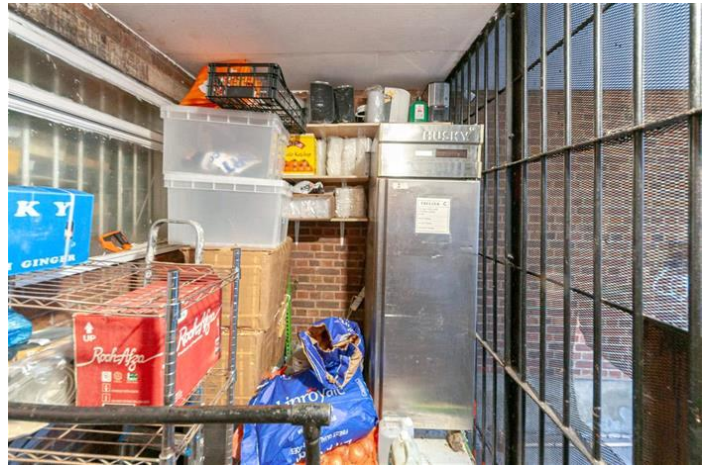
- Second Fully Fitted Kitchen: Equipped with a separate extractor canopy and full induction system
- Storage Area: Outdoor storage with secure gated access
- Parking: Dedicated parking space for the owner

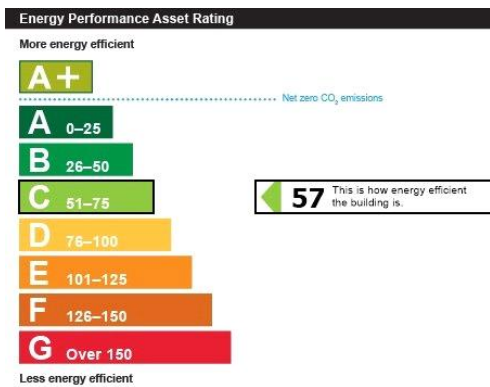
Deposit: £8,000

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