

THE ARK
142 HERMON HILL, SOUTH WOODFORD
LONDON, E18 1QH

ARK FISH RESTAURANT

**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**

savills

ARK FISH RESTAURANT



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HIGHLIGHTS INCLUDE:

- Freehold investment
- Car park for 15 vehicles
- Property arranged over ground, basement and first floor
- Current rent of £92,135 per annum
- Lease expires June 2036
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,285,000 (6.8% NIY)**

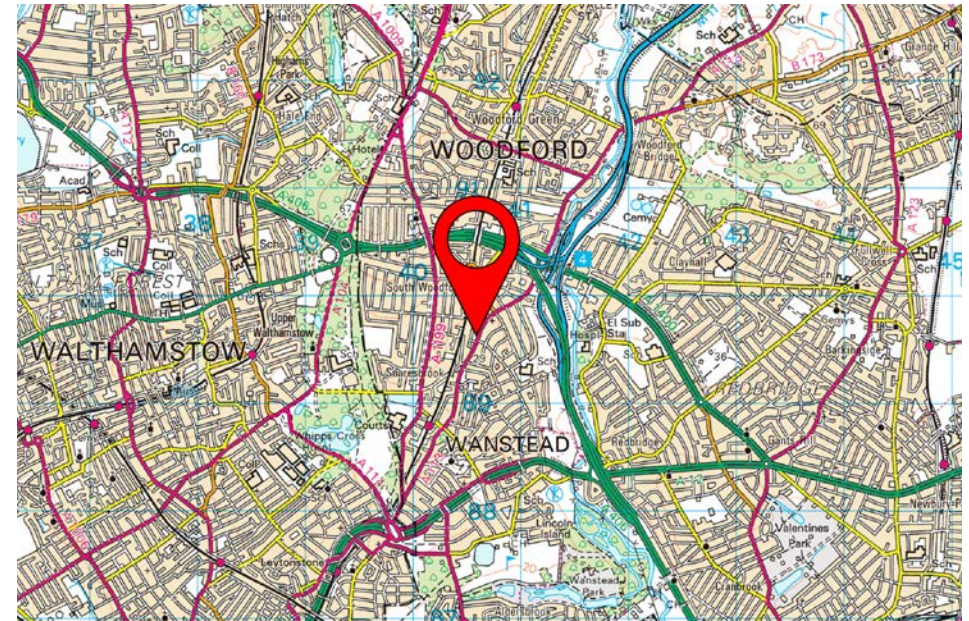
LOCATION

Located in South Woodford within the London Borough of Redbridge in East London, 1.0 mile (1.6 kilometres) north of Wanstead, 3.0 miles (4.8 kilometres) east of Walthamstow and 4.2 miles (6.7 kilometres) north of Stratford.

The Ark is situated on Hermon Hill (A 113) in a mixed residential and commercial area with access to the A406 and M11 a short distance to the north. Nearby operators are predominantly independent retailers with the Railway Bell (Greene King) and South Woodford Underground Station a short distance to the north.

DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building with rendered and painted brick elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a rear bar servery and seating on loose tables, chairs and bench seating for approximately 94 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor: The first floor comprises the ancillary storage accommodation and former private living accommodation, mainly used for storage.

Externally: There is a small customer area to the front and parking to the side for 15 vehicles.

TENURE

The property is held freehold (Title Number EGL302181).

TENANCY

The entire property is let to a private individual on a 20 year lease from 7 June 2016 at a current rent of £92,135 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £26,553 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

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TERMS

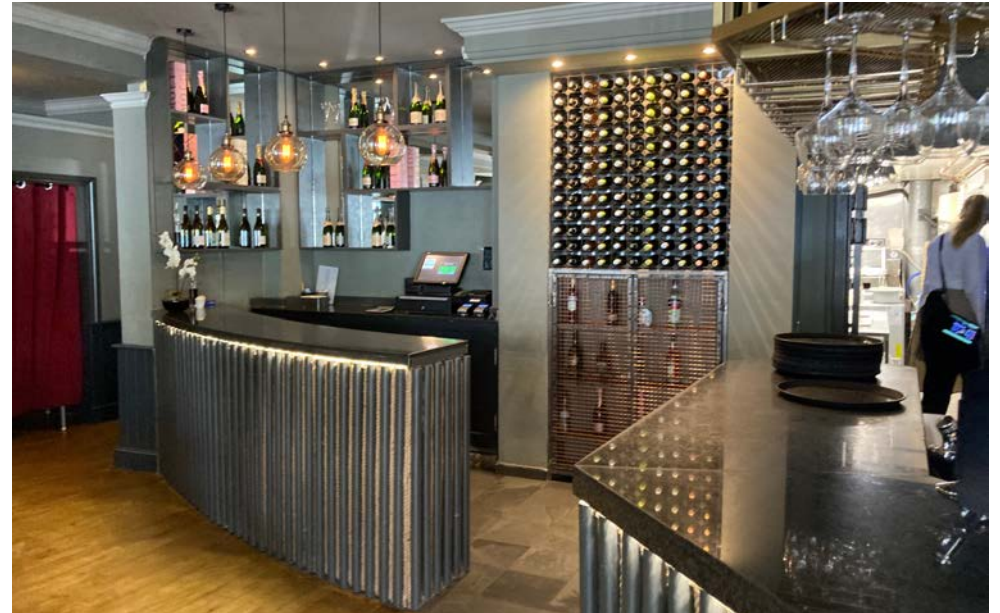
We are instructed to invite offers in excess of £1,285,000 (6.8% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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