



## 197-201 High Street (Currently named 'Mandarin Palace')

Ref: 2460410

197-201 High Street, Hornchurch, RM11 3XT

Leasehold: £110,000, Annual Rent: £70,000

Bar/Restaurant with Class E Licence

17th Century Character Property

GF Restaurant (70), 1st floor function (30)

Standalone Bar and Function room (40)

Prime High Street Location with car park (6)

376 square meters, Energy Rating D



There is a fantastic opportunity for an experienced bar and/or restaurant operator, with high street experience, to either carry on the existing food offer or establish a brand new food offering in this charming and characterful property. The business doesn't currently make full use of the licensable hours or the 1st floor function room which is currently being used for storage. A commercially focussed operator will drive function room activity in the rear bar and establish events that will attract the local communities surrounding the property.



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### Location

The premises is located at the heart of the Town centre in Hornchurch. The town is 15.2 miles east-northeast of Charing Cross and benefits from rail connections from Hornchurch underground station and from Emerson Park train station to the North. Due to the status of Hornchurch as a "commuter town", it has a large population that commute to Central London each day to work. As a result, the town is above the UK average for GDP per capita, and has a large number of people with professional degrees living in the area.

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### Description

This grade II listed premises is currently operating as a well established, high quality Chinese restaurant within this character building. At the rear of the property is a standalone Bar and function room venue currently trading as a drinks venue and function venue for the local community.

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### Ground Floor

The 70 cover restaurant trading area is complimented by a wealth of character features including exposed timbers and original fireplaces. It features a bar servery, catering kitchen with chilled storage facilities, prep and wash up areas.

The standalone bar and function room for up to 180 standing / 40 covers is located at the rear of the property with covered, courtyard seating area to it's front for up to 20 covers. The area is features its own bar servery, DJ booth, W.C.s and is dressed with a range of modern seating including bar stools, high level tables and sofa seating.

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### Other Floors

The first floor features w.c.s for the restaurant and a private function room for up to 30 covers with its own bar servery.

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### Tenure

The property is offered on a fully repairing and insuring lease for a term of 10-20 years. The annual rent is to be £70,000 per annum and will be reviewed every 5 years. A 3 month rent deposit and a minimum of two personal guarantees will be sought by the landlord.



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### External Details

To the rear of the original building there is a courtyard area with seating for circa 30 covers. There is a bottle store, bin area and 6 car parking spaces.



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## Trading Hours

The opening hours of the premises are as follows:

Monday Closed

Sunday, Tuesday, Wednesday and Thursday 5:30pm - 10:30pm

Friday to Saturday 5:30pm - 11pm

Licensable activities authorised by the licence - Live music, recorded music, performances of dance, anything similar to live music, recorded music or performances of dance, late night refreshment and supply of alcohol.

Licensed opening hours:

Sunday to Thursday – 10:00 to 01:00

Friday & Saturday – 10:00 to 01:30



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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