

Cafe For Sale

245 Hoe Street Walthamstow London E17 9PT

Cha Cha Chai Tea Room

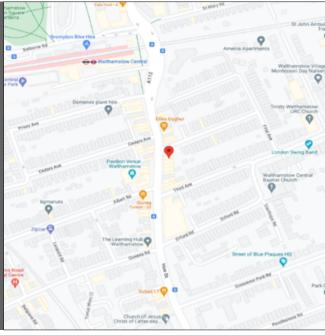
- VAT Free
- Close Proximity to
 Walthamstow Central Station
- Refurbished To A High Standard In 2023
- Lease comes With Landlord and Tenant Rights
- Turnkey Opportunity With or Without Franchise Agreement





LOCATION

The property is located in the centre of Walthamstow in this fast improving residential and business location. The property is less than a 2 minute walk to Walthamstow Central Underground and Main Line Station. All Town Centre amenities are readily and easily accessible including Walthamstow Street Market which operates Tuesday to Saturday. Hoe Street contains a number of multiples as well as a strong collection of independent businesses.



DESCRIPTION

The premise forms part of a larger building arranged exclusively over ground floor behind a glazed frontage with access to a rear yard. The shop has recently been fully refurbished to an exceptionally high standard. The business has a unique offer with Tea, Breakfasts, Street Food and Deserts.

BUSINESS RATES

The premises has a rateable value of £14,250. Presently there are no business rates

payable under the Retail, Hospitality and Leisure Relief Scheme.

TERMS

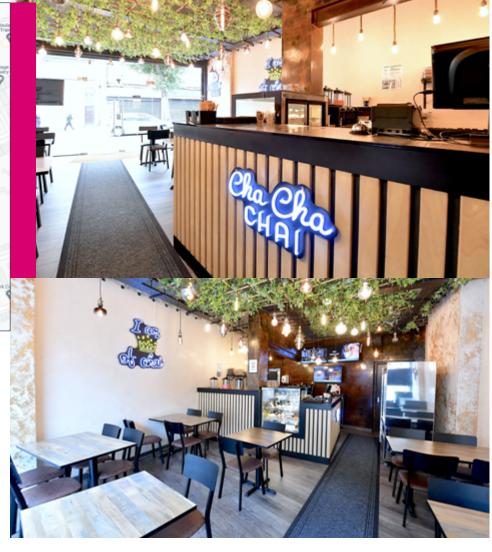
The seller is assigning their full repairing and insuring lease which is for a term of 10 years from 28th August 2022, with rent reviews in 2025, 2028 and 2031. The present rent is £22,000 per annum and this rises to £23,000 per annum on the 1st November 2024.

The lease is Inside of The Security of Tenure Provisions of Part 2 of the Landlord and Tenant Act 1954 (As Amended).

The Tenant has the option to break the lease in November 2025.

PREMIUM

The seller requires a premium for the benefit of the lease and their goodwill. Price on application.





VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent: James Bacon

Mob: 07501 598 981

Email: james@murraycommercial.co.uk

Murray Commercial for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Murray Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only.