



- Sought after position
- Great potential for increased turnover
- Available now!
- A3 use

## Graham Road, London, E8 1BP

Presenting for sale as a going concern we have 'Kome Express' which is located in Graham Road E8, in a prime position opposite Hackney Central station. To include Large customer seating area, functioning cold room, w/c's, storage, fully fitted kitchen. £95,000 premium for going concern.

Turnover: Approximately £9500 per week

**£2,500 pcm**

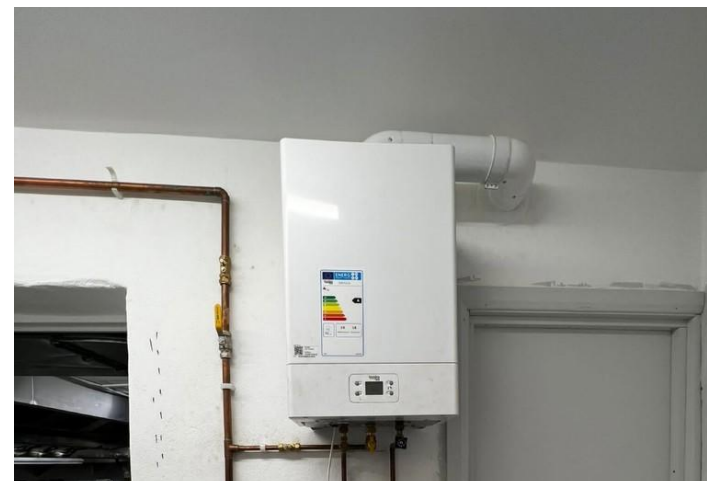


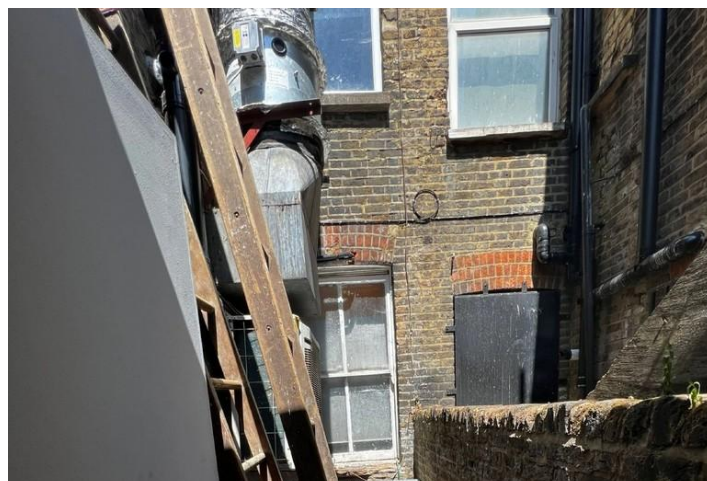
## Property Description

Presenting for sale as a going concern we have 'Kome Express' which is located in Graham Road E8, in a prime position opposite Hackney Central station. To include Large customer seating area, functioning cold room, w/c's, storage, fully fitted kitchen. £95,000 premium for going concern.

Turnover: Approximately £9500 per week lease: 15 year term @ £30,000 per annum plus current rates of approx. £5,000 per annum (subject to change)

Rent: £7500 per quarter.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.