



**BUSINESS FOR SALE**

**800 SQ FT**

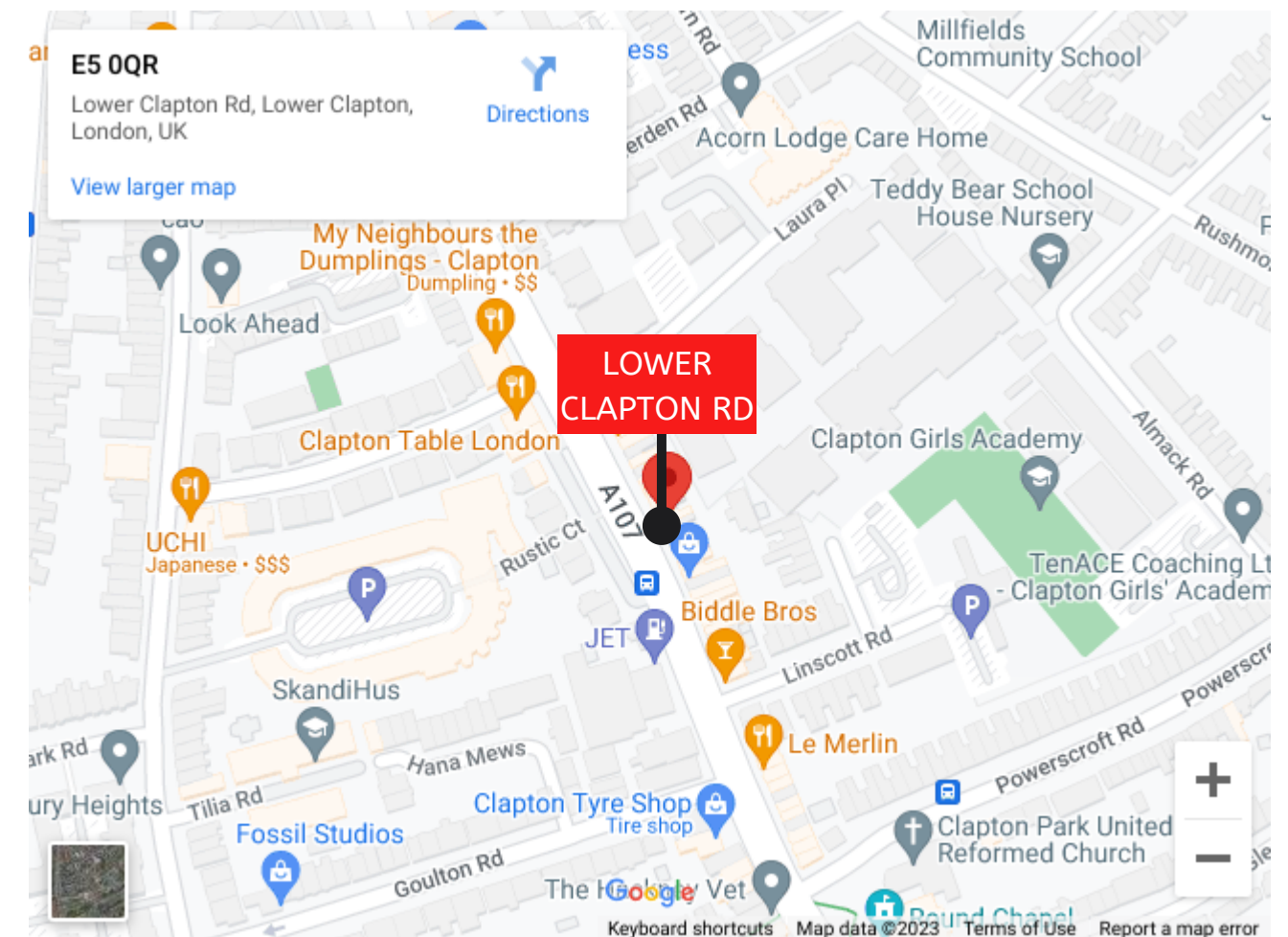
**Lower Clapton Rd, Lower Clapton, London E5**

**TO LET**



## LOCATION

The local area is well served by London Transport bus and underground services, with Hackney Downs station with short walking distance.





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### THE PROPERTY

Vibe Warehouses are delighted to present a spacious Restaurant in the prominent Upper Clapton area.

The property spans of 800 square feet and is spread over ground floor.

The main features are as follows:

- 17 years lease
- Premium of £50,000
- 800 sq ft
- Restaurant Counter
- Fully fitted kitchen
- Customer dining area
- Great opportunity to take what's already in the place and give it your own touch
- Busy high street
- 3 Phase Power
- A5 Takeaway Licence

### RENT

£1,000 per month

### RATES

TBC

### VAT

VAT may be applicable.

### FLOOR AREA

800 sq ft

### TERMS

TBC

### LEGAL COST

Each party to bear their own legal costs.

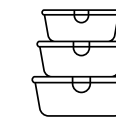
### EPC

Rating: TBC

### CLASS/LICENCE

Class: E

### FEATURES



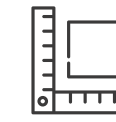
Storage



Kitchen



WCs



800 sq ft



Dining Area



Led Lights