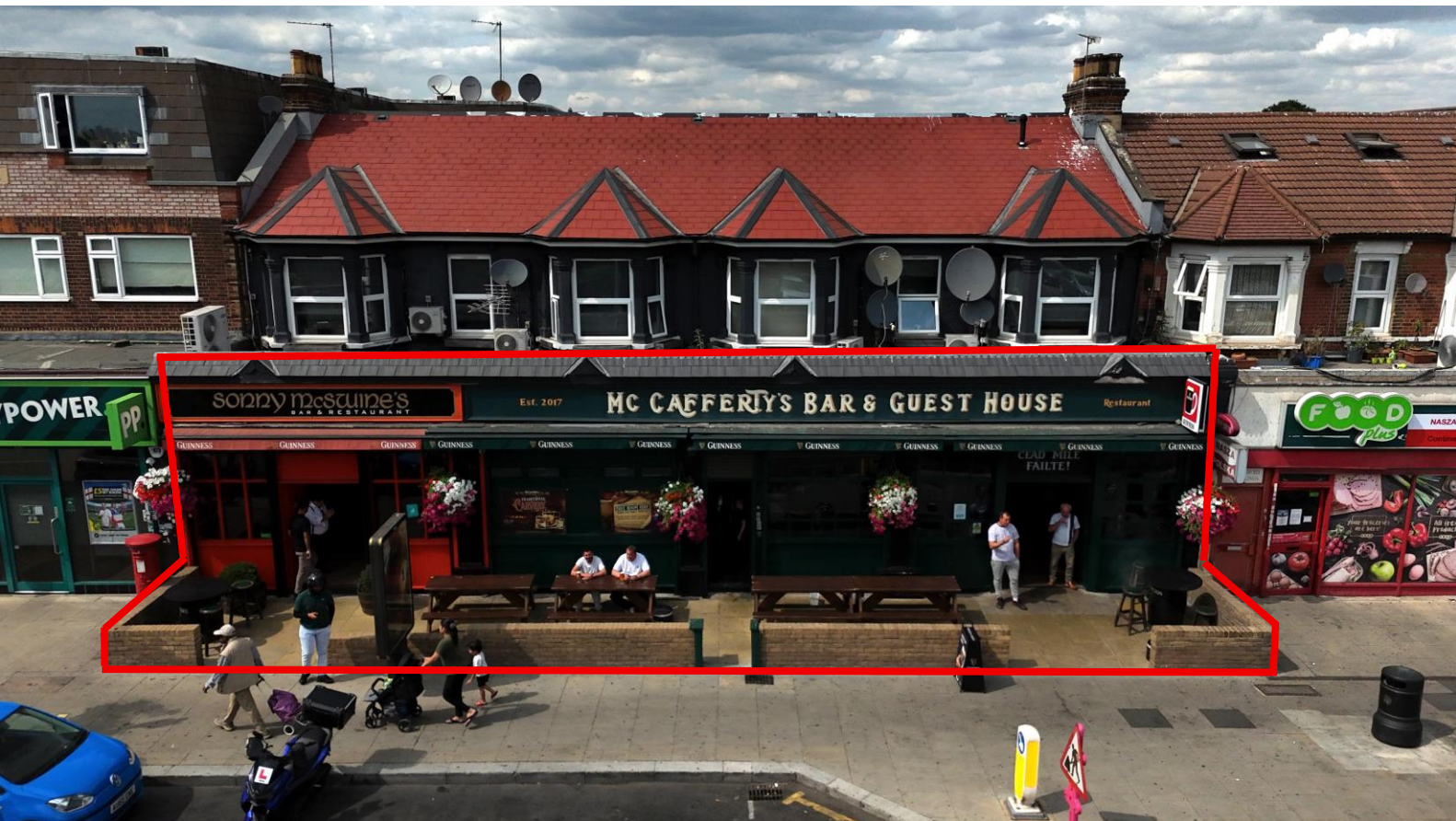


SIZEABLE PUB TO LET – NIL PREMIUM

EAST LONDON, NEAR SEVEN KINGS ELIZABETH LINE STATION



MC CAFFERTY'S, 697 - 699 HIGH ROAD, SEVEN KINGS, ILFORD, IG3 8RH

- Fronts busy High Road position
- Sizeable, fully fitted public house ready to trade
- Circa 250 metres east of Seven Kings Station (Elizabeth Line)
- Three large distinct trading areas, decorated in a traditional style
- Trade kitchen with extraction
- Licenced to sell alcohol until 2:00am on Thursday to Saturday

LOCATION PLAN

STREET VIEW

NIL PREMIUM – RENTAL OFFERS INVITED

SUBJECT TO CONTRACT Sole letting rights

LonL737

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub fronts Seven Kings High Road (A118), near its junction with Pembroke Road, within close proximity Seven Kings Elizabeth Line Station which lies within a short distance to the west. It is surrounded by a mixture of commercial uses, nationwide branded occupiers locally include:- McDonalds, Esso (incorporating Londis), KFC, Betfred and Paddy Power. A large residential neighbourhood lies just off the main road and a sizeable, 170 space public car park lies opposite.

A location plan is attached.

Description

A sizeable fully fitted public house, all at ground floor. There is an external seating area to the front facing onto the High Road in addition to a service yard to the rear of the building. Internally, the configuration is as follows:-

Ground floor Decorated in a traditional style and sub-divided into three distinct trading areas. Two separate bar areas to the front, each with their own bar servery, in addition to a sizeable restaurant seating area with carvery servery to the rear. Sets of male and female customer wc's and a fully fitted trade kitchen with extraction ducting lies to the rear. An upland cold beer store lies to the rear with an general ancillary storage area.

Floor plan attached.

We have been advised that the ground floor gross internal area is approximately:-

Ground Floor 510 sq m (5,500 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the London Borough of Redbridge, it is understood that the property has a Premises Licence permitting the sale of alcohol from noon until midnight on Sunday, from 11:00am until 11:00pm on Monday to Wednesday and from 11:00am until 2:00am on Thursday to Saturday.

Planning

It is understood that the property is not listed and nor does it lie within a conservation area.

Rating Assessment

The property is listed as a 'Public House and Premises' and has a rateable value of £94,250.

Basis of Letting & Guide Rent

The ground floor with external seating area is available by way of a new free-of-tie lease, all term to be negotiated. Rental offers invited (VAT may will be payable on the rent).

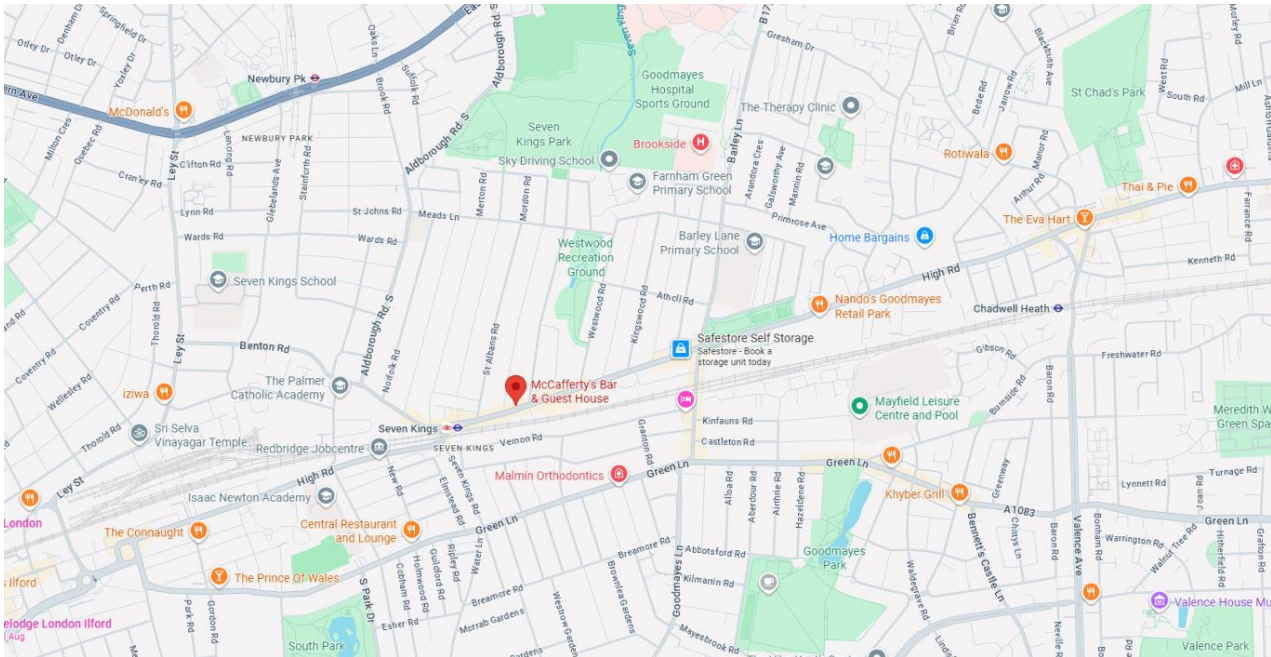
Viewings & Further Information

The business is currently open and trading, prospective tenants are requested to undertake a discreet customer inspection of the property in the first instance. For further information and to arrange a viewing please contact Panayiotis Themistocli on either tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

EPC

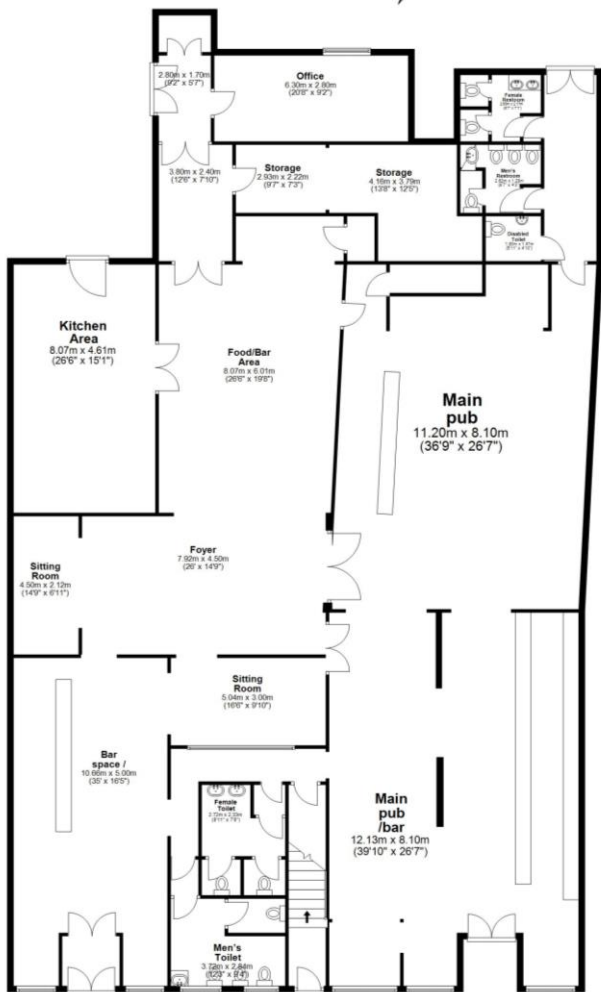
The property has an EPC rating of C (64). [Link to EPC](#)

Location



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Floor Plan



Not to scale - Provided for indicative purposes only.



Internal Photographs

