

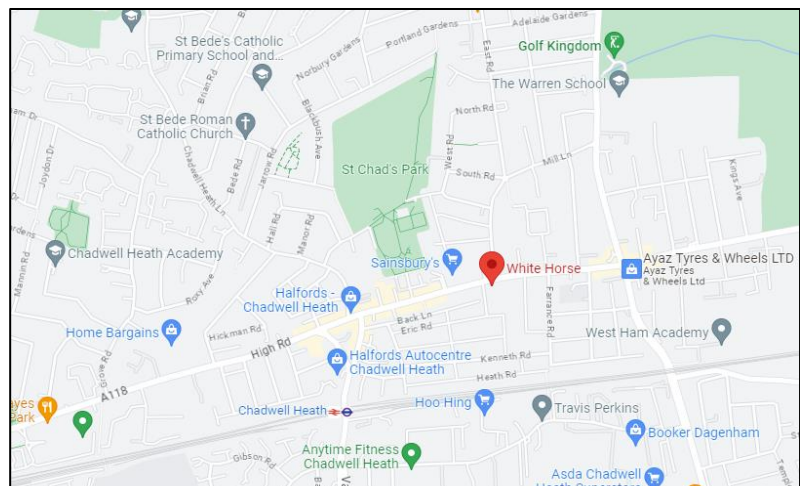


Former White Horse, 118 High Road, Chadwell Heath RM6 6NU

Summary

- New free of tie lease
- Central location close to Chadwell Heath station
- Ground floor only – 2,972 sq ft
- Benefit of outside space for 20 covers
- Shell condition
- Rent free period available

Rent - £80,000 per annum



Viewing is strictly by prior appointment with sole agents
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Location

The property is located on a prominent corner position fronting High Road and St Chad's Road, Chadwell Heath in the London Borough of Barking & Dagenham. The property is located near to residential dwellings and retailers. It is in close proximity to Chadwell Heath town centre. The property has the benefit of good transport links with Chadwell Heath Station 0.5 miles south west of the property.

[Google Street View](#)

The Property

The pub will be provided as a shell and core space, at ground floor level. Please see an indicative pub layout attached. The pub benefits from a dedicate external area for approximately 20 covers.

Floor Areas

The gross internal floor area of the pub is 2,972 sq ft (276.1 sq m).

Tenure

Leasehold

Terms

The premises are available to let on a new effectively full repairing and insuring lease, for a term of 10-15 years. The lease will be granted inside the Landlord & Tenant Act 1954.

Rent

Seeking rental offers of £80,000 per annum.

The Public House shall be rented/leased at eighty per cent (80%) Market Rate for the first 5 years or a secure rent-free period of 2 years followed by 80% Market Rate for the next two years.

Business Rates

The property will need to be reassessed.

Licensing

A new Premises Licence will need to be applied for through the London Borough of Barking & Dagenham Council.

Use Class

The unit benefits from resolution to grant planning permission for Sui Generis. The legal agreement is being completed.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.



**DAVIS
COFFER
LYONS**

**FREE OF TIE PUBLIC HOUSE AVAILABLE
NEW LEASE
CHADWELL HEATH, RM6**

