



## 160 Hermon Hill

South Woodford, London, E18 1QH

### Fully Fitted Restaurant in the heart of South Woodford

**453.56 sq ft**  
(42.14 sq m)

- Extraction System
- AC
- Rear Access/Storage Facilities
- Security Shutter
- CCTV
- Fitted Kitchen

# 160 Hermon Hill, South Woodford, London, E18 1QH

## Summary

Available Size	453.56 sq ft
Rent	£16,500 per annum
Business Rates	Exempt
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	F

## Description

A well-presented, fully fitted restaurant premises available in this South Woodford location. The unit is equipped with an extraction system, air conditioning and fitted kitchen, providing a versatile and fully operational restaurant. Further benefits include a prominent frontage, rear access, additional storage and a security shutter, making this an ideal opportunity for an incoming operator looking to trade from day one.

## Location

The property is situated within a local parade of retail shops towards the northern end of Hermon Hill (A113) which in turn leads to Charlie Brown's roundabout, whereby the A406 North Circular can be accessed from. South Woodford Station is located 0.3 miles from the demise providing direct links via the Central Line to London Liverpool Street and surrounds.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	384.56	35.73	Available
Ground - Yard	69	6.41	Available
<b>Total</b>	<b>453.56</b>	<b>42.14</b>	

## Viewings

Strictly by appointment only

## Terms

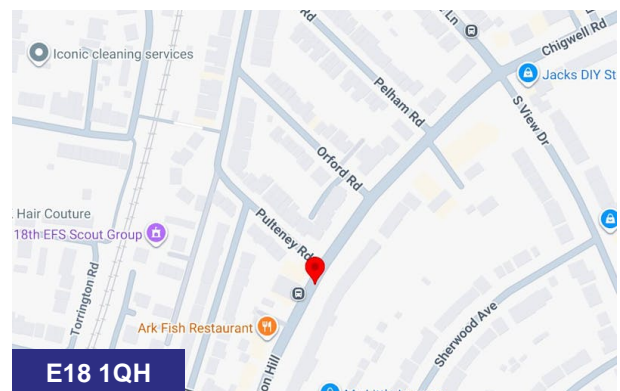
An assignment of an existing lease to be contracted Inside the Act 1954 expire on May 2032 (6 years unexpired)

## VAT

Applicable

## Premium

£70,000



## Viewing & Further Information

### Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

### Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk

### Gasper Koscik

0207 377 8989 | 07802453663

gasper@tarn-tarn.co.uk