

Ref: A2

TO LET/MAY SELL Substantial Restaurant at Abridge



**Abridge Golf Club,
Epping Lane,
Stapleford Tawney.
Romford, Essex, RM4 1ST.**



LOCATION: The property is situated in the midst of the Essex Countryside adjacent to Abridge Golf Club.

It fronts Epping Lane close to the Norton Trout Fishery and adjoining kennels.

Epping Lane leads within a short drive through to the main London Road/A113 providing access to Ongar in one direction and through the B175 leading to Stapleford Abbots and eventually through to Havering-atte-Bower and Romford.

Epping Lane also leads through Hobbs Cross Road to Theydon Garnon and Epping with further access leading through to the M25

DESCRIPTION: The property comprises of a self-contained restaurant with a floor area approx. 10,800 sqft (1,004.71 sqm) plus a paved patio to the front of approx. 2,086 sqft (193.8 sqm)

It currently has air conditioning and gas central heating with an external paved patio and views over the countryside down to Abridge Village.

There is a substantial car park at rear which will be shared with the golf club and shared with the tenant of the front building when not in use for Golf.

The Restaurant area is serviced by a bar, storage and other ancillary facilities Also benefits from a ducted commercial kitchen. The property is offered To Let on a new FRI lease, the terms of which are to be agreed.



N.B.

It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.



AMENITIES:

- **RESTAURANT/FUNCTION ROOM TO LET WITH 80-160 COVERS**
- **COMMERCIAL KITCHEN WITH EQUIPMENT AND DUCTING**
- **BAR WITH ANCILLARY STORAGE AND CELLAR FACILITIES**
- **AIR CONDITIONED**
- **DOUBLE GLAZED**
- **EXTERNAL PAVED PATIO WITH VIEWS OVER SURROUNDING COUNTRYSIDE**
- **ON SITE PARKING**



TERMS:

The property is offered To Let upon a new internal repairing and insuring lease. The external parts of the property will be subject to a service charge which may also include any other shared facilities. Alternatively, the landlord may consider a sale on a long leasehold basis only.



EPC RATING:

Energy performance certificate (EPC)

Abridge Golf & Country Club Epping Lane Stapleford Tawney ROMFORD RM4 1ST	Energy rating C	Valid until: 1 October 2027 Certificate number: 9806-3041-0630-0300-6505
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Property type: D2 General Assembly and Leisure plus Night Clubs and Theatres

Total floor area: 1297 square metres

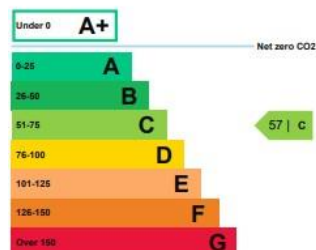
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built: **33 | B**

If typical of the existing stock: **96 | D**

LEGAL COSTS: Each party to pay their own legals with an undertaking to be given for the Landlords legal costs should any prospective tenant withdraw for any reason.

V.A.T. At commencement of marketing, we are waiting further instructions whether VAT may be applicable.

VIEWING: Strictly by appointment

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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.