

MILLER'S WELL

419-421 BARKING ROAD · EAST HAM · LONDON · E6 2JX

LEASEHOLD

PUBLIC HOUSE IN EAST LONDON
SUBURB FOR SALE ON BEHALF OF JD
WETHERSPOON



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First Floor: The first floor is divided into two separate areas and comprises the trade kitchen with dumbwaiter, office, customer WC's, staff room and stores. There is a separate flat which provides two rooms at first and two rooms at second floor. The managers accommodation is also provided at second floor and comprises a kitchen, living room, bathroom and two bedrooms.

APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	259.2	2,790
Basement	Ancillary	115.7	1,245
First	Ancillary	133.1	1,433
Second	Ancillary	93.7	1,009
Total		601.7	6,477

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 30th March 2034 at a current rent of £106,244 per annum subject to an upwards only review on 31st March 2024. The lease benefits from a tenant break option on 31st March 2029.

RATEABLE VALUE & EPC

2017 Rateable Value - £50,000
D-79

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PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Thursday and 01:00 Friday and Saturday.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:
jdwdisposals.co.uk



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DISCLAIMER: September 2022

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