





£2,500.00_{PCM}

*Hermit Road,
Canning Town,
E16*

Established Caribbean Takeaway – Prime Canning Town Location An exceptional opportunity to acquire a long-established Caribbean takeaway in the heart of **Canning Town**, a vibrant and fast-growing East London location renowned for its diverse community, excellent transport connections, and consistently high levels of pedestrian activity. Having traded successfully for **over 15 years**, the business has established a loyal customer base and an excellent local reputation. The premises are available either **as a going concern**, benefiting from the existing goodwill, or for an occupier wishing to introduce a new food concept, subject to the necessary consents. The shop extends to approximately **391 sq ft** and is fitted with an **industrial extraction system**, making it suitable for a range of hot food uses. There is also **customer seating to the front** of the premises, providing a welcoming space for dine-in customers or those waiting for takeaway orders. The property occupies a prominent position within a busy commercial parade, surrounded by a mix of independent businesses, residential developments, and local amenities, ensuring strong passing trade throughout the day. The premises are available on **new lease terms** at a **rent of £30,000 per annum**. A **premium is sought for the established goodwill together with the fixtures and fittings**. Further details are available upon request. This is an excellent opportunity for an owner-operator or experienced restaurateur to acquire a well-established business in a thriving East London location or to create a new food offering in a proven trading position.

FEATURES:

Premium required

Fixtures and fittings included

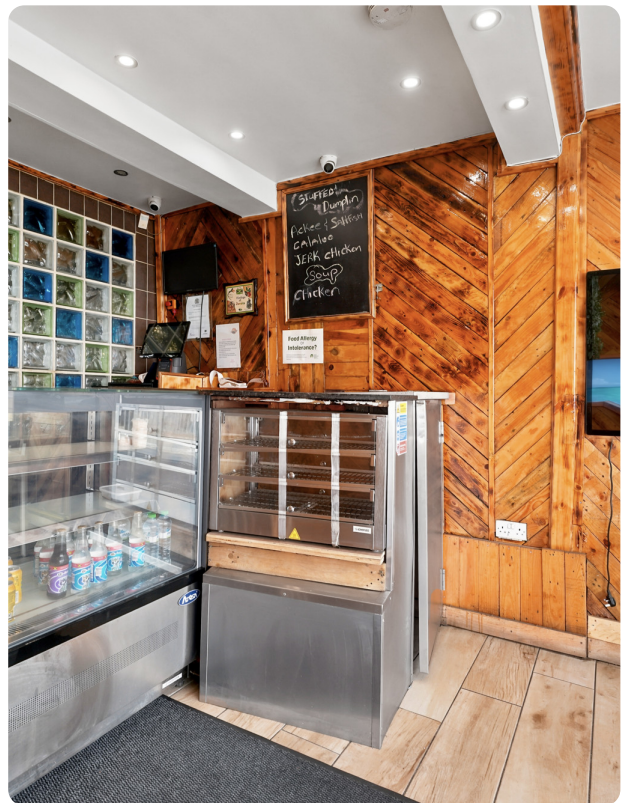
A5 Take Away use included

Fully Fitted Extraction System

New Lease Terms TBA

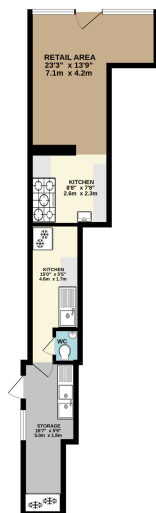
Flexible Lease terms

Lease For Sale



Floorplan

GROUND FLOOR
381 sq ft (35.3 sq m) approx.



RETAIL SHOP

TOTAL FLOOR AREA: 381 sq ft (35.3 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, dimensions, capacity and any other facts are approximate and not guaranteed to reflect the actual situation on the ground. The plan is for illustrative purposes only and should not be used as a basis for any property purchase. The actual layout and dimensions may vary and will be subject to the final survey as to their condition or otherwise may be given.
Made with: [Floorplan 2024](#)

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Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

