



## London E3 2 Grove Road E3 5AX

- **Freehold Vacant Restaurant**
- Densely populated East London suburb
- Close to Mile End Tube Station and the A11
- Restaurant and ancillary accommodation totalling 156.25 sq m (1,682 sq ft)

## Vacant Restaurant

**On the Instructions of The Administrators**



**Tenure**  
Freehold.

**Location**  
Bow is a densely populated area of London located some 2.5 miles east of the City. The area benefits from good road communications with the A11 Bow Road and the A102 Blackwall Tunnel Northern Approach, providing access to the City, the Olympic Park and Junction 28 of the M25. Bow Road Underground Station (District Line/ Hammersmith & City) and Bow Church DLR provide regular services to Central London, Stratford, Canary Wharf and London City Airport. The property is situated on the east side of Grove Road, some 200 metres to the north of the A11 and Mile End London Underground Station. Occupiers close by include Ellis & Co Estate Agents and a number of local take-aways.

**Description**  
The property, a former public house, is arranged on basement, ground and one upper floor. The ground floor comprises restaurant seating, a bar area, kitchen and a disabled WC whilst the first floor comprises further seating, staff room/office and male and female WCs. The basement is used as storage.

The property provides the following Gross Internal Areas:			
<b>Basement</b>	<b>31.00 sq m</b>	<b>(333 sq ft)</b>	
<b>Ground Floor</b>	<b>70.00 sq m</b>	<b>(753 sq ft)</b>	
<b>First Floor</b>	<b>55.25 sq m</b>	<b>(594 sq ft)</b>	
<b>Total</b>	<b>156.25 sq m</b>	<b>(1,680 sq ft)</b>	

**VAT**  
Please refer to the Special Conditions of Sale.

**Documents**  
The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

**Rateable Value**  
We understand the rateable value is £28,500.

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 73 London E3.**

