

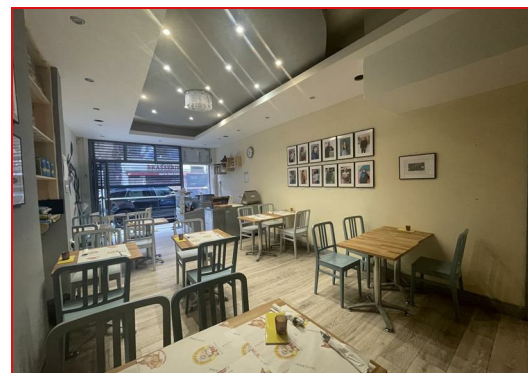
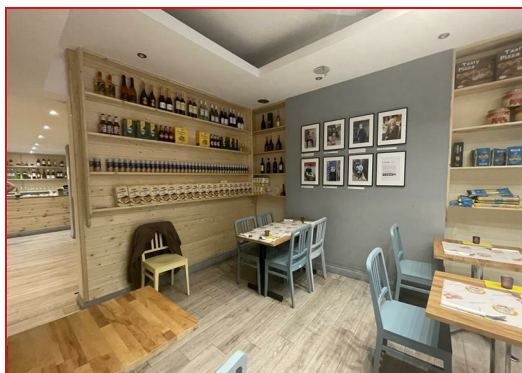


108 Brick Lane, London, E1 6RL

£65,000 Per Annum

Benjamin Stevens is proud to bring into the market a fantastic opportunity for a business owners. Brick Lane area it is famous for its many curry houses and other restaurants and more recently the area has also broadened to being a vibrant art and fashion student area, with considerable exhibition space. This running business it's been currently set up as an Italian restaurant. However there are two separate kitchens which allow to explore more possibilities. Fixtures and fittings are included. Newly renovated with a new bathrooms and furniture. Fully equipped.

Viewings highly recommend. Premium £45,000



External

Located on a busy street, high footfall, double window frontage, electric shutters.

Main Room

Bright sitting area. Wooden floor, wooden tables and chairs. Around 30 covers.

Back Room

Wooden floor, high tables, bar area, access to the WC's.

Counter

Wooden floor, wooden counter with a till and serving area. Bar shelves. Drink fridge, coffee machine, counter drink fridge, single bawl sink with mixer tap.

Kitchen

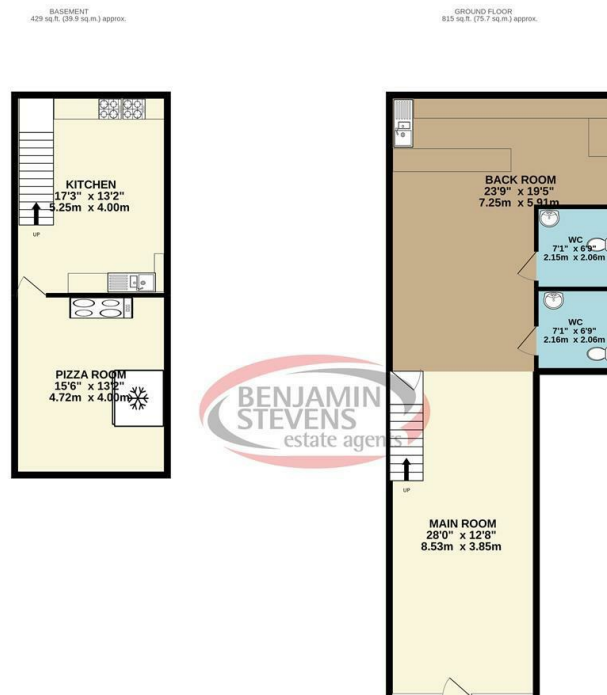
Tiled floor and the wall. 4 burner hob and oven. Extractor fan system, stain steel shelving area with slicer machine and microwave. Washing up area with double bawl deep sink.

Pizza Room

Tiled floor and walls, extra large pizza oven, walking in fridge. Two free standing freezers. Stain steel shelves.

WC

Two separate WC. Fully tiled. Free standing toilet seat and free standing small wash hand basin.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not to be taken as a guarantee as to their operability or efficiency (see the report).

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