99Home Ltd.
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0 Bed Leisure Facility In Church Elm Lane , Dagenham, RM10 9RR £2,084 Monthly











SHORT DESCRIPTION

Property Ref: 17306 FULLY FITTED CAFE TO LET A rare opportunity to take over the well known Pietros Cafe at 141 Church Elm Lane, Dagenham, RM10 9RR, which has successfully traded from this location for approximately 25 years. The premises are approximately 1,200 sq ft and are offered with a brand new lease direct from the landlord. PROPERTY HIGHLIGHTS • Approx 1,200 sq ft • Established A3 cafe use, now falling within Class E use • £25,000 per annum rent • Brand new lease available • Negotiable premium • Fully fitted commercial kitchen • Commercial catering equipment included • Customer seating area and service counter • Rear access for deliveries • Dedicated secure off street parking for owner and staff • Excellent prominent location • Immediate occupation available Suitable for a cafe, coffee shop, brunch venue, diner or similar Class E use. The area is undergoing significant regeneration, with 100 new flats already completed next door, approximately 200 more under construction opposite and substantial further residential development planned locally. An excellent opportunity to acquire a fully fitted and established cafe premises in a rapidly growing part of Dagenham. Viewings strictly by appointment. Property Type: Restaurant Full Renting price: £2084.00 Pricing Options: Fixed price Council tax band: None Measurement: 1200 sq.ft. Outside Space: Rear Garden Parking: Rear, Permit, Private, Off street Heating Type: Gas Central Heating ----------

0	0	0
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

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