



Woodford Avenue, Ilford, IG2

£4,167 pcm



Full Description

An exceptional opportunity to acquire a fully fitted restaurant business occupying a prominent corner position in the heart of Gants Hill. Extending to approximately **3,150 sq ft**, the premises provide a spacious dining environment with seating for **100+ covers**, together with a fully equipped commercial kitchen and excellent frontage offering outstanding visibility.

Currently operating as a successful ghost burger concept, the premises are suitable for a variety of restaurant, café, takeaway, or hospitality operators, subject to the necessary consents. The generous layout and existing fit-out provide an incoming occupier with a genuine turnkey opportunity requiring minimal capital expenditure.

Situated just moments from **Gants Hill Underground Station (Central Line)**, the property benefits from high levels of pedestrian and vehicular traffic, serving a large residential catchment as well as commuters travelling to and from Central London.

The area has become one of East London's most established restaurant destinations, with a strong mix of national brands and independent operators, including **German Doner Kebab, Meat & Shake, Sultan Restaurant, Istanbul Grill, Al Qasr Restaurant, Lahore Karahi, Wazir Restaurant, Tinseltown, Indian Aroma, Dosa & Dosa, Domino's Pizza,**

Burger King, Costa Coffee, and Starbucks, creating a vibrant food and beverage destination.

Key Features

- Approx. **3,150 sq ft**
- Seating for **100+ covers**
- Fully fitted restaurant
- Fully equipped commercial kitchen
- Prominent corner position
- Excellent double frontage and signage
- High footfall and passing traffic
- Strong dine-in, takeaway and delivery potential
- Short walk to Gants Hill Underground Station
- **Premium: £70,000**
- **Rent: £50,000 per annum**

Features

- Fully fitted restaurant
- Excellent double frontage and signage

Contact Us

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