

Vacant Pub / Restaurant

TO LET

New Lease Available
Adjacent to Becontree Leisure Centre
Open Plan Areas

Ground - 2847 sq. ft (264.5 m²)
1st floor 3 Bed Managers Flat
1025.80 sq. ft (95.3 m²)

Large Garden
Forecourt Parking
Other Parking areas close by

Rent - £70,000 pax + VAT

The Three Travellers
Wood Lane, Dagenham
RM10 7DS





Link to location

<https://maps.app.goo.gl>

Location:

The Three Travellers Pub is situated on an island site fronting onto Wood Lane adjacent to **Becontree Leisure Centre** and close to the main interchange junction of Whalebone Lane South, Green Lane, Wood Lane and Rainham Road North with **Morrisons supermarket** within close walking distance. The area is served well by excellent Bus Routes

London Buses: 5, 128 (Bus stops outside pub), 150 (Bus stops outside pub), 173, 175, 499, N15 Bus stops within 350 metres

Description:

A substantial locally listed pub with a several open plan areas a large garden & residential accommodation on first floor level, approximate sizes below: -

Lobby	21.2 m2	228.2 sq. ft
Restaurant	87.4 m2	940.77 sq. ft
Bar Area 1	78.4 m2	843.89 sq. ft
Bar Area 2	48.6 m2	523.13 sq. ft
Kitchen	15 m2	161.46 sq. ft
Prep & Wash Area	9.7 m2	104.41.41 sq. ft
Office	4.2 m2	45.21 sq. ft
Total	264.5 m2	2847.07 sq. ft
Cellar	26.6 m2	286.32 sq. ft

1st Floor Managers Flat - **95.3 m2** **1025 sq. ft**
3 Bed, Kitchen, Lounge, Bathroom

4 x WC's

Large Garden Areas

Large 3 Bed Managers Flat

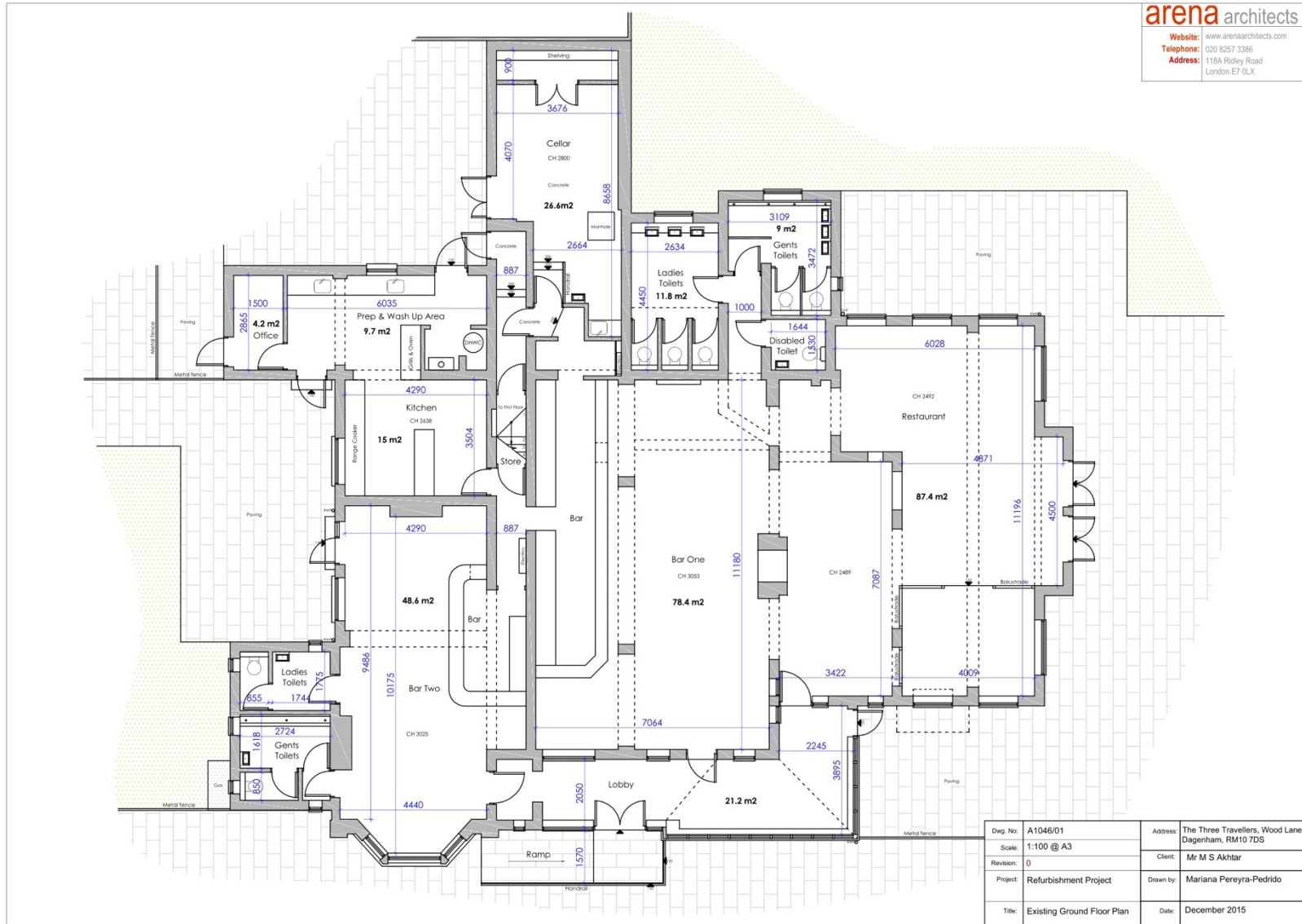
Forecourt Parking

Paid parking nearby

Term:

A new FRI lease will be granted terms to be agreed.



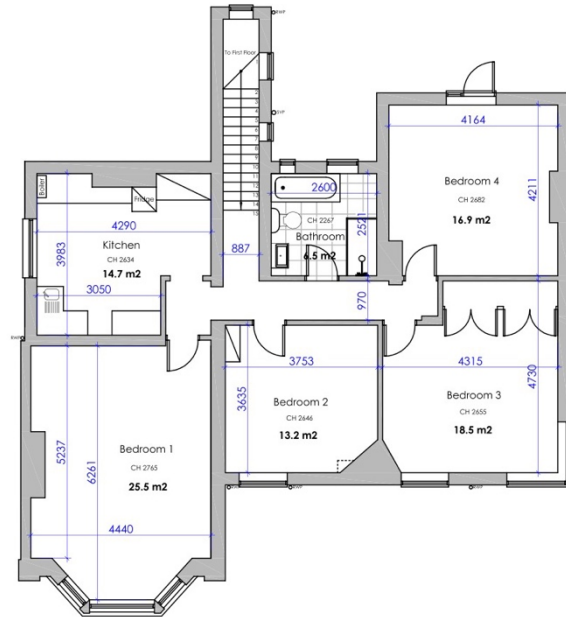


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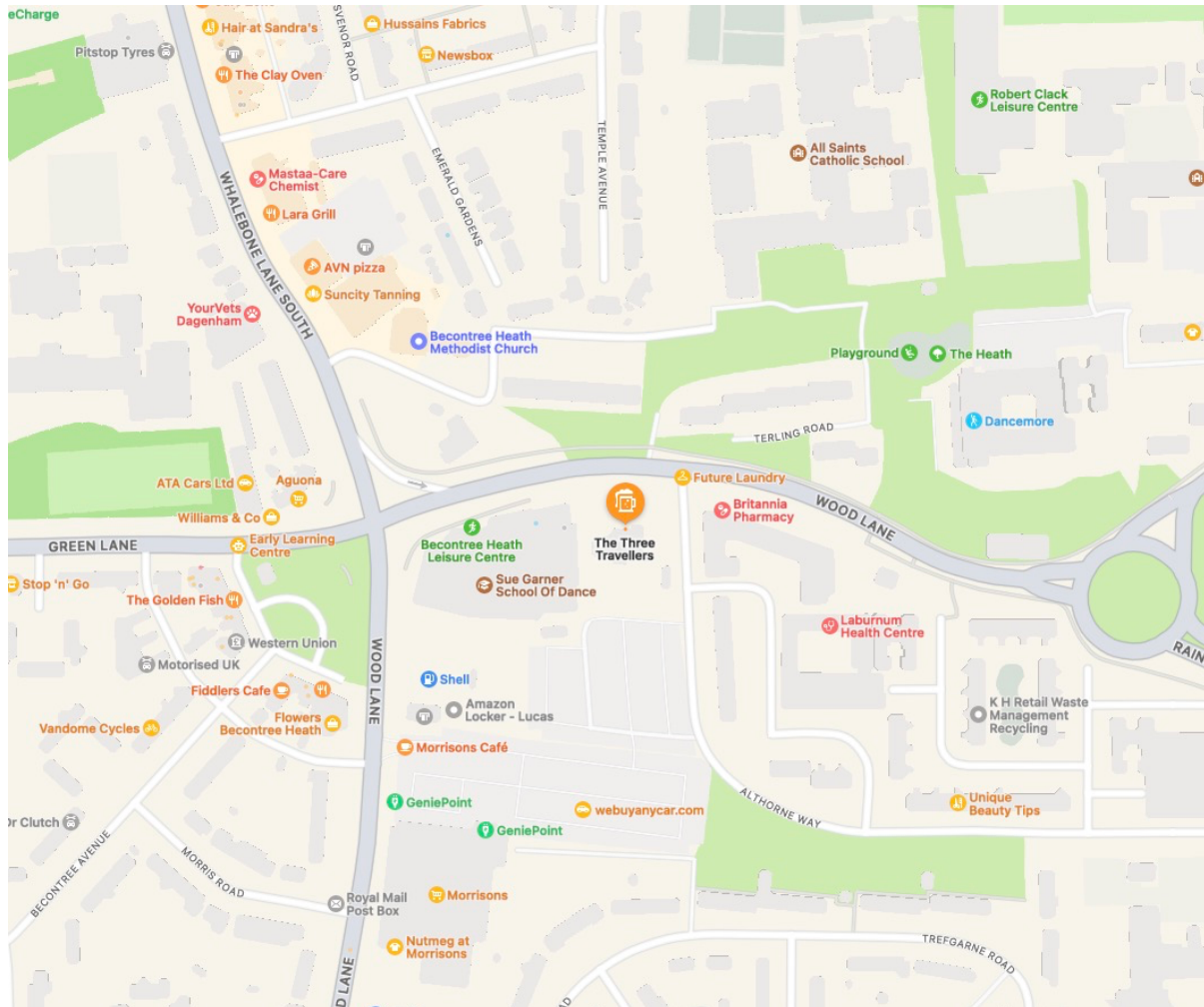
Dep. No.	A1046/01	Address	The Three Travellers, Wood Lane, Dagenham, RM10 7DS
Scale:	1:100 @ A3	Client:	Mr M S Akhtar
Revision:	0	Drawn by:	Mariana Pereyra-Pedrido
Project:	Refurbishment Project	Date:	December 2015
Title:	Existing Ground Floor Plan		

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Dwg. No:	A1046/02	Address:	The Three Travellers, Wood Lane, Dagenham, RM10 7DS
Scale:	1:100 @ A3	Client:	Mr M S Akhtar
Revision:	0	Drawn by:	Mariana Pereyra-Pedrido
Project:	Refurbishment Project	Date:	December 2015
Title:	Existing First Floor Plan		

**Rent:**

Guide £70,000 pax + VAT

Rates (From April 2023)

Rateable Value £28,000

Rates payable £13,972

(Interested parties are advised to verify these figures with the London Borough of Barking & Dagenham)

Legal Costs:

Ingoing tenant to pay the landlord's legal fees of £1500 + VAT

Reference Charge

Countrywide Commercial (UK) Ltd charges an admin fee of £350 + VAT to carry out credit checks, AML and references for proposed tenants. This fee is non-refundable once the checks have been applied for whether they are accepted or not by the landlord.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via sole agent**Countrywide Commercial****Jason Grant 020 8506 9900 07956 380 992****jason@countrywidecomm.co.uk**

Connaught House, Broomhill Road, Woodford Green IG8 0XR Tel: 020 8506 9900