

LEASEHOLD



Commercial

# 108 TURNERS HILL, CHESHUNT, WALTHAM CROSS, EN8 9BN

Price guide

## £105,000

### FEATURES

- Fully fitted Italian restaurant business
- Fully refurbished
- New lease to be granted
- Operating on Uber Eats, Just Eat & Deliveroo
- Prime Cheshunt high street location
- Alcohol licence in place
- High-spec pizza oven & commercial kitchen
- Turnkey opportunity – ready to trade



Robert Adam  
Estate Agents

# 0 Bedroom Commercial located in Waltham Cross

Turnkey Italian Restaurant | Fully Refurbished | Prime High Street Location | Alcohol Licence

An excellent opportunity to acquire a fully refurbished and up-and-running Italian restaurant, prominently located on Cheshunt's busy main high street with strong passing trade.

The business is being sold as a going concern and will be transferred as seen, including all fixtures, fittings and equipment, allowing for a smooth and immediate takeover.

The premises has been recently refurbished to a high standard and is presented in excellent condition throughout. The layout comprises a modern customer seating area to the front and a fully equipped commercial kitchen to the rear, featuring a high-specification pizza oven and dedicated preparation areas.

The business benefits from an alcohol licence and is currently operating with established delivery platforms including Uber Eats and Just Eat, with Deliveroo to be added shortly, providing further scope for growth.

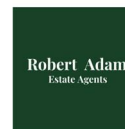
Approximate Gross Internal Area 461 sq ft - 43 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**Council Tax Band  
Exempt**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

