

**A3 RESTAURANT
LEASE FOR SALE**

**1,103 Sq Ft (102.5 Sq M)
Highbury Park, LONDON N5**



- LOCATION:** The premises are very conveniently located on Highbury Park, within a parade of shops close to Blackstock Road and within the vicinity of the Emirates Stadium. Transport facilities are good with Arsenal Underground Station (Piccadilly Line) within walking distance. Numerous bus routes also serve the area.
- DESCRIPTION:** The premises comprise a ground floor A3 unit with additional storage in the basement.

66-70 Parkway, London NW1 7AH

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ALL DIMENSIONS ARE APPROXIMATE

Ground Floor	931 Sq Ft	(86.5 Sq M)
Basement	172 Sq Ft	(16 Sq M)
TOTAL	1,103 Sq Ft	(102.5 Sq M)

TERMS:

LEASE: Assignment of a Full Repairing and Insuring Lease granted in 2015 for a term of 15 years subject to 5 yearly rent reviews.

The Lease is inside the Landlord and Tenant Act 1954.

RENT: £35,000 per annum exclusive

PREMIUM: £60,000 for the benefit of the Lease and all fixtures & fittings.

RATES: We have been advised that the current business rates payable are £5,200 per annum. However, interested parties are advised to make their own enquiries to the local authority.

EPC: Available upon request.

LEGAL COSTS: Each party to bear their own legal costs.

IDENTIFICATION: Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

COMMERCIAL LEASE CODE: Christo & Co have advised their clients about The Code for Leasing Business Premises in England and Wales 2007. The code strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available via the website www.commercialleasecode.co.uk

VIEWING: Strictly by appointment through owner's SOLE agents as above.

CONTACT: Mert Seyhan
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SUBJECT TO CONTRACT



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