

**A3 USE – CAFÉ / RESTAURANT**

**LEASE FOR SALE**

**1,297 Sq Ft (120.5 Sq M)**

**GREEN LANES, HARRINGAY, LONDON N8**



**LOCATION:**

The premises are located on the West Side of Green Lanes close to its junction with Beresford Road. Within the immediate vicinity there are a multitude of local and multiple retailers & restaurants. Local occupiers include the Salisbury Hotel, Iceland, Pizza Hut and William Hill. Transport facilities are convenient with Turnpike Lane (London Underground Piccadilly Line) and Harringay Green Lanes (London Overground) Stations being within walking distance. Numerous bus routes also serve the area.

**DESCRIPTION:**

The premises comprise a ground floor, 42-covers fully fitted restaurant which benefits from opening hours until 1.00 am and Premises Licence to serve alcohol until 00.30 seven days a week.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)

### ALL MEASUREMENTS ARE APPROXIMATE

Ground Floor - Sales	1,017 Sq Ft	(94.5 Sq M)
Ground Floor - Kitchen	280 Sq Ft	(26 Sq M)
TOTAL AREA	1,297 Sq Ft	(120.5 Sq M)

#### TERMS:

**LEASE:** Assignment of a Full Repairing and Insuring Lease, inside the Landlord and Tenant Act, from January 2013 for a term of 15 years subject to 5 yearly rent reviews.

**RENT:** £22,500 per annum exclusive  
(\* 2018 Rent Review has been settled)

**PREMIUM:** Offers in excess of £100,000 for the benefit of the Lease and all fixtures & fittings.

**RATES:** We have been advised that the current Business Rates payable are £9,000 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. Landlord's legal costs to be split.

**IDENTIFICATION:** Under the Money Laundering Regulations 2017, 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.

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

**CONTACT:** Mert Seyhan  
020 7482 1203  
[mert.seyhan@christo.co.uk](mailto:mert.seyhan@christo.co.uk)

#### SUBJECT TO CONTRACT



66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: [mail@christo.co.uk](mailto:mail@christo.co.uk) • [www.christo.co.uk](http://www.christo.co.uk)