

HIGHGATE, N6

PUB / RESTAURANT OPPORTUNITY
GROUND FLOOR AND BASEMENT UNIT

TO LET

28 NORTH HILL
HIGHGATE
N6 4QA

SHELLEY SANDZER

Since 1983



LOCATION

The unit is situated on the highly affluent North Hill in Highgate, a residential catchment area occupied by multiple popular pubs and restaurants such as The Red Lion & Sun, which has been voted in the Top 10 gastro pubs in the world. The pub dates back to 1936 and was originally a greengrocers and a beer shop. The unit is within easy reach of Highgate Station as well as several bus routes.

ACCOMMODATION

The unit affords the following approximate floor areas over ground floor and basement;

GROUND FLOOR	1,181 sq ft / 109.36 sq m
BASEMENT	804 sq ft / 74.46 sq m
TOTAL	1,985 sq ft / 183.82 sq m

LEASE

A new Full Repairing & Insuring is available for a term to be agreed.

RENT

Offers are invited in excess of £45,000 pa subject to contract

PLANNING

The property has the benefit of Sui Generis use and must trade as a venue offering food and beverage.

RATES

We have been informed by Haringey Council of the following;
Rateable Value: £19,250
Rates Payable: £9,856

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer:

Finley Day

Fin@shelleysandzer.co.uk

07827 333774 / 0207 580 3366

Nick Weir

nick@shelleysandzer.co.uk

07930 408 271 / 0207 580 3366

www.shelleysandzer.co.uk

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