



Stoke Newington High Street

London, N16

Stoke Newington Restaurant/Bar

850 sq ft
(78.97 sq m)

- 70 Cover Restaurant
- Inside the Act Lease
- 2am at the Weekend
- Full Extraction in Situ

Stoke Newington High Street, London, N16

Summary

Available Size	850 sq ft
Premium	£75,000
EPC Rating	Upon enquiry

Description

The restaurant is arranged over ground floor and basement with a warm and inviting environment with contemporary interiors throughout. The layout accommodates approximately 32 covers on the ground floor with a bar area, and there a private dining/party room in the basement for a further 40 covers. Kitchen and toilets are also located in the basement.

Location

The premises is located in a good position on Stoke Newington High Street, London, a lively and diverse North London neighbourhood, known for its neighbourhood character and independent retailers, cafés and restaurants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	430	39.95
Basement	420	39.02
Total	850	78.97

Tenure

An assignment of the existing 16 year lease expiring in July 2029, subject to 4 yearly rent reviews. It is understood that the lease is granted within the L&T Act 1954.

Passing Rent

£27,000 per annum exclusive.

Premium

Offers in the region of £75,000.

VAT

VAT may be applicable to the rent and premium and any other figures quoted.

Planning/Licence

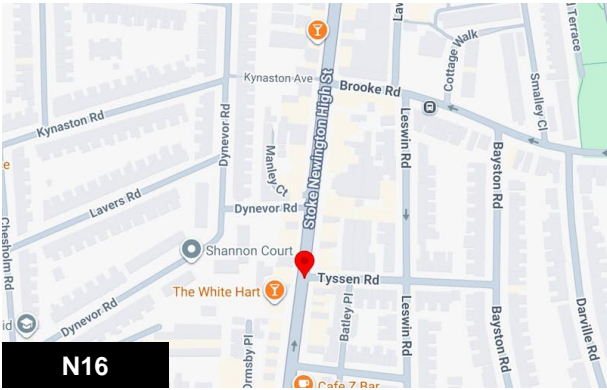
The premises benefit from Class E planning use with a premises licence allowing the sale of alcohol with midnight restaurant hours on all nights other than Friday and Saturday nights which are until 2am and with standard restaurant conditions.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

Confidentiality

Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



Viewing & Further Information



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