



Turnkey Takeaway Opportunity

169 Holloway Road, London, N7 8LX

Holloway Road Takeaway/Grab and Go in Turnkey Condition

- Prime High Street Location
- Sui Generis/Takeaway Use
- Fitted Out with Extraction
- Lease Assignment
- Nearby Transport Links

Turnkey Takeaway Opportunity, 169 Holloway Road, London, N7 8LX

Summary

Premium	£70,000
EPC Rating	Upon enquiry

Description

The premises are currently trading as a QSR/Takeaway with a fully fitted kitchen and Extraction, having been recently refitted as a Chicken Cottage franchise.

Location

Located on Holloway Road, in a prime high street location with a strong independent retail, café and restaurant presence with nearby operators including Zia Lucia, Pere's Piri Piri, That Wing Place, 221 Coffee, Morely's, Shu La La and Lamezia to name a few. Being close to Emirates Stadium, the area benefits from significant increased footfall on event days.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	700	65.03
Total	700	65.03

Tenure

Available by way of a assignment of the existing lease expiring November 2029, held inside the security of the Landlord & Tenant Act 1954.

Rent

£32,500 per annum exclusive.

Premium

Offers in the region of £70,000.

Use

The premises benefits from Sui Generis planning use (previously A5 Hot Food and Takeaway).

VAT

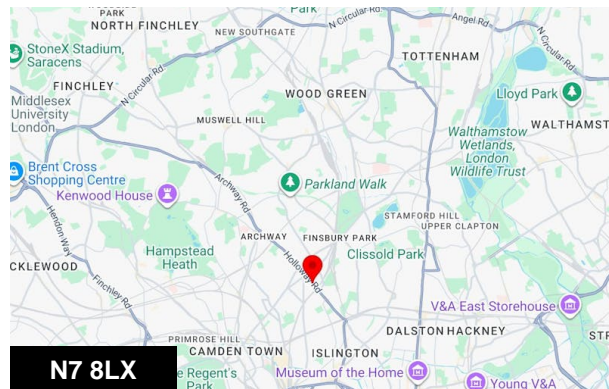
All prices are quoted may be subject to VAT if applicable.

Confidentiality

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

Holding Deposit

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



Viewing & Further Information



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