



High Road Whetstone

London, N20

Prime North London High Street Restaurant

2,500 sq ft
(232.26 sq m)

- Prominent High Street Location
- Good pedestrian footfall at all times
- Full Kitchen Extraction
- Large Front & Rear Outside Seating Terrace
- Long Lease

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Summary

Available Size	2,500 sq ft
EPC Rating	Upon enquiry

Description

The Restaurant is fully fitted out to a very good standard with full kitchen extraction. The seating capacity is approximately 80 covers with a further 30 covers on the rear outside terrace. The premises also benefit from a 4 bedroom flat in the upper parts.

Location

Prominently located on Whetstone High Road which is a very affluent North London suburb with high volumes of passing trade at all times of the day and into the late evening. It is nestled within a vibrant residential area filled with local shops, cafes, and amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,500	232.26
Total	2,500	232.26

Tenure

A FRI lease which expires in December 2041 with 5 yearly rent reviews, and is contracted inside the security provisions of the Landlord & Tenant Act 1954

Rent

Currently £68,000 per annum exclusive.

Premium

Offers in the region of £150,000.

VAT

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

Planning/Licence

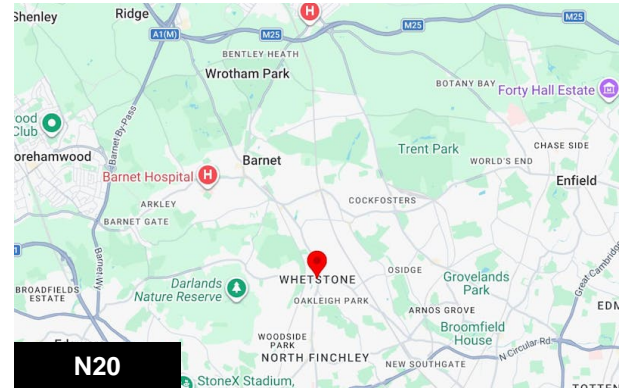
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

Confidentiality

Highly confidential and under no circumstances should 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 which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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