



## High Road Finchley

London, N12

### Prime North London High Street Restaurant

**1,200 sq ft**  
(111.48 sq m)

- Prominent High Street Location
- Good pedestrian footfall at all times
- Full Kitchen Extraction
- Alcohol Licence in Place
- Long Lease

# High Road Finchley, London, N12

## Summary

Available Size	1,200 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 60 covers and also benefit from a 4 bedroom flat in the upper parts.

## Location

Prominently located on Finchley High Road which is a very populated 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
<b>Total</b>	<b>2,500</b>	<b>232.26</b>

## Tenure

A FRI lease which expires in November 2042 with 5 yearly rent reviews, and is contracted inside the security provisions of the Landlord & Tenant Act 1954

## Rent

Currently £56,000 per annum exclusive.

## Premium

Offers in the region of £120,000.

## VAT

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

## Planning/Licence

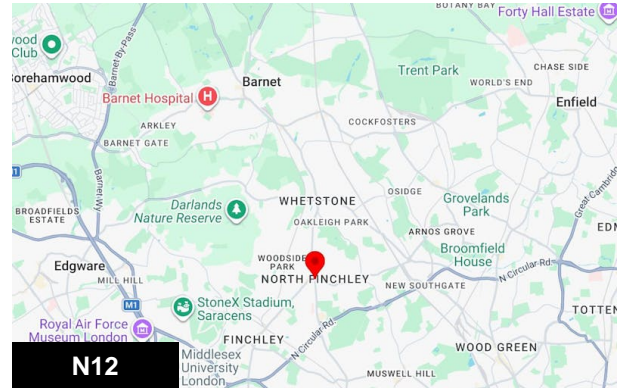
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

## 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



**Salvatore Di Natale**

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