



3 Northwold Road

London, N16 7HL

## Great Restaurant Stoke Newington - New Lease

1,200 sq ft  
(111.48 sq m)

- Great Location
- New Lease
- Close to Stoke Newington Station
- Extraction in Situ
- Alcohol Licence

# 3 Northwold Road, London, N16 7HL

## Summary

Available Size	1,200 sq ft
Rent	£30,000 per annum
EPC Rating	Upon enquiry

## Description

The premises were previously operating as a fully fitted Thai café/restaurant over ground floor and basement. There are approximately 40 covers on ground floor and there is a fully fitted kitchen in the basement.

## Location

The premises are located in a good location on the Northwold Road, Stoke Newington. nearby operators include Joseph's Cafe, La Rosetta, Franco Manca, Lulu Shanghai and a host of other independent cafe and restaurant operators.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	600	55.74
Basement	600	55.74
Total	1,200	111.48

## Tenure

A new FRI lease for a term to be agreed, subject to 5 yearly rent reviews. The lease will be granted inside the Act.

## Rent

Offers in the region of £30,000 per annum exclusive.

## VAT

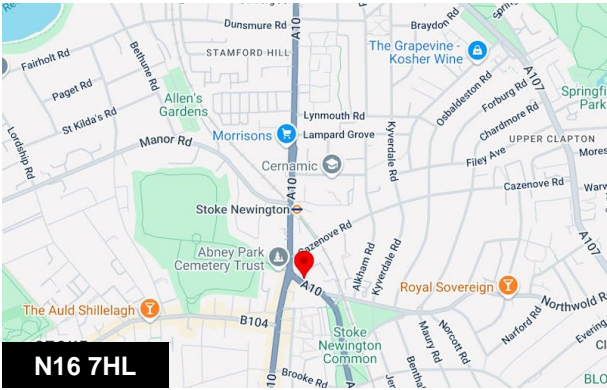
VAT may be applicable to the rent and all other figures quoted.

## Planning/Licence

The premises benefit from Class E planning use and there is a premises licence allowing the sale of alcohol until 11pm every night of the week. with standard restaurant conditions.

## Holding Deposit

A holding deposit will be require to secure this property



## Viewing & Further Information



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