



Golders Green Road

London, NW11

Prime North London High Street Restaurant

1,300 sq ft
(120.77 sq m)

- Prominent High Street Location
- Good pedestrian footfall at all times
- Full Kitchen Extraction
- Open Plan Layout
- Inside the act Lease

Golders Green Road, London, NW11

Summary

Available Size	1,300 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 including private booth seating and a bar area.

Location

Prominently located on Golders Green Road with high volumes of passing trade at all times of the day and into the late evening. It is only a few minutes walk from Golders Green underground station on the Northern Line. 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	1,300	120.77
Total	1,300	120.77

Tenure

A FRI lease which expires in August 2031 with 5 yearly rent reviews, and is contracted inside the security provisions of the Landlord & Tenant Act 1954

Rent

Currently £40,000 per annum exclusive.

Premium

Offers in the region of £75,000.

VAT

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

Planning/Licence

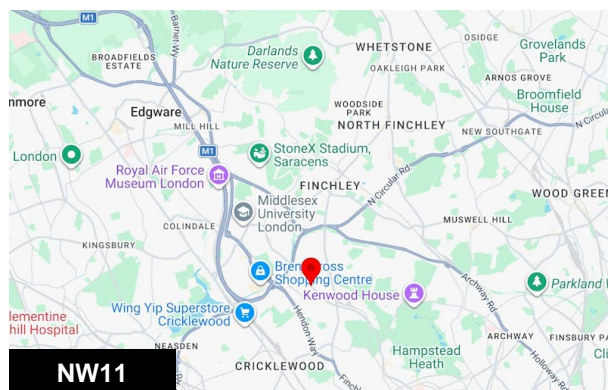
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

Confidentiality

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

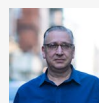
Holding Deposit

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.



NW11

Viewing & Further Information



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