



4 Erskine Road
London, NW3 3AJ

Fully Fitted Primrose Hill Restaurant – New 15-Year Lease

1,200 sq ft
(111.48 sq m)

- Sought-after Primrose Hill Location
- Fully fitted and in Good Condition
- Dining Accommodation for 40+ Covers
- Ground-Floor Kitchen with Gas and Full Extraction
- New 15-Year Lease Inside the Act

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Summary

Available Size	1,200 sq ft
Rent	£60,000 per sq ft
EPC Rating	Upon enquiry

Description

The premises comprise a fully fitted restaurant in good condition, accommodating over 40 covers and a fully fitted ground-floor kitchen with gas and full extraction. There are customer toilets and staff areas located in the basement.

Location

The premises are situated on Erskine Road in the heart of Primrose Hill, close to the shops, cafés and restaurants of Regent's Park Road. Nearby restaurants and cafés include Lemonia, Greenberry Café and Ripe Kitchen. The open spaces of Primrose Hill and Chalk Farm Underground Station (Northern line) are within a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	850	78.97
Basement	350	32.52
Total	1,200	111.49

Tenure

A new 15-year lease to be granted inside the security of tenure provisions of the Landlord and Tenant Act 1954, Part II, as amended.

Quoting Rent

Offers in excess of £60,000 per annum exclusive.

Premium

A nominal premium for the fixtures and fittings and other items may be required.

VAT

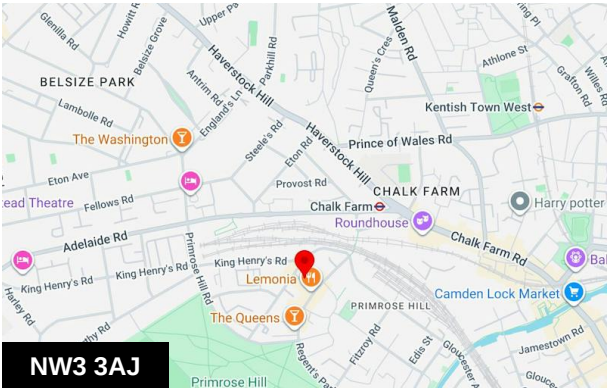
VAT may be applicable to the rent and any other figures quoted.

Planning/Licence

The premises benefit from Class E planning use. A new premises licence will need to be obtained by the incoming tenant.

Holding Deposit

A holding deposit will be required to secure the property and will grant a period of exclusivity which will be held in the CDG Leisure client account until completion.



Viewing & Further Information



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