



31 Broadway Parade, London N8 9DB



Area
1060 sq ft



Food Approved
Currently trading as a restaurant



Rent
£28,000 pa



Location
Crouch Ends primary shopping parade

LOCATION

Serviced by a range of bus routes and nearest stations are Highgate (Northern Line) and Finsbury Park (Piccadilly Line and overland) train stations as its nearest public transport link. Benefitting from ease of access to major road networks such as the A1 and surrounding areas such as Highgate, Muswell Hill, Finsbury Park, Archway and Stroud Green.

DESCRIPTION

Here is a rare opportunity to acquire a boutique restaurant in one of the most popular location in Crouch End. The restaurant benefits from an existing alcohol license and can accommodate in the region of 60 covers.. The restaurant benefits from an open plan seating area which leads into a bar/serving area. The kitchen is at the rear and ladies/Gents WC located at the rear right hand side. Currently trading as a Spanish restaurant and comes fully furnished.

Lease: 20 year lease commenced April 2012 and expires on April 2032. Next rent review on April 2027.

TERMS

We are looking to lease this property out for £28,000 pa with a premium of £100,000.

LEGAL COSTS

Each party to bear their own legal cost incurred in the transaction.

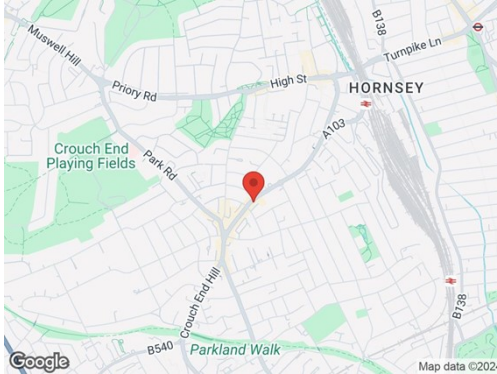
RATES

Interested parties should make their own enquires to the local authority.

EPC

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For further information please contact:
hello@obre.co.uk



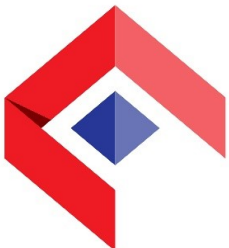
O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

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