



PER ANNUM

**£26,500 Per Annum**

**Friern Barnet Road**

London, N11 3EU



#### LOCATION

The premises is located just a short walk from New Southgate Station (National Rail/Thameslink), offering direct connections to Moorgate and the City in under 25 minutes. Arnos Grove Underground Station (Piccadilly Line) is also within easy reach, providing fast access to central London.

The area is surrounded by a diverse mix of independent retailers, cafes, convenience stores, and schools, making it an attractive destination for both local residents and commuters. Friern Barnet Road connects to the North Circular (A406) just minutes away, providing excellent road access to the M1, M25, and surrounding North London boroughs.

#### DESCRIPTION

Located in the heart of Friern Barnet, this charming and fully equipped restaurant offers a warm, inviting dining experience in a high-visibility North London location. With a spacious interior accommodating 35–40 covers, the venue is perfectly suited for casual dining, family meals, or a cozy evening out.

The dining area features contemporary décor, comfortable seating, and large front-facing windows that allow for plenty of natural light and excellent street presence. The open-plan layout creates a welcoming flow between the customer area and the front-of-house service counter.

At the rear, the premises boasts a fully fitted commercial kitchen, equipped with professional-grade appliances including a gas range, extractor system, fryers, preparation counters, fridges, and ample storage. The space is designed for efficient service whether dine-in, takeaway, or delivery-focused.

Currently operating as a Mediterranean-style eatery (but adaptable to a wide range of cuisines), the restaurant comes with a full premises licence and has built up a steady, loyal local clientele. Its close proximity to schools, residential areas, and nearby transport links make it an ideal location for sustained daytime and evening trade.

Whether you're an experienced restaurateur looking to expand, or a new operator seeking a turnkey opportunity, this restaurant is a ready-to-go gem in one of North London's up-and-coming neighbourhoods.

#### ACCOMMODATION

Gross Internal Area:

#### TERMS

New lease -terms to be agreed.

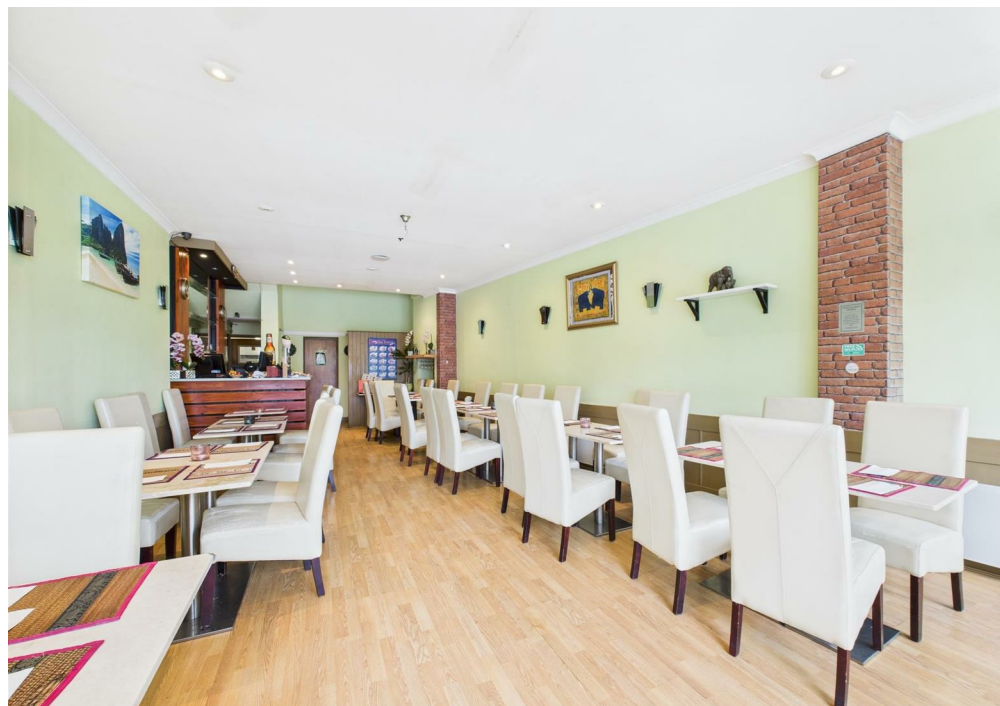
Premium: £60,000

#### BUSSINESS RATES

Parties are advised to make their own enquires with the local authority.

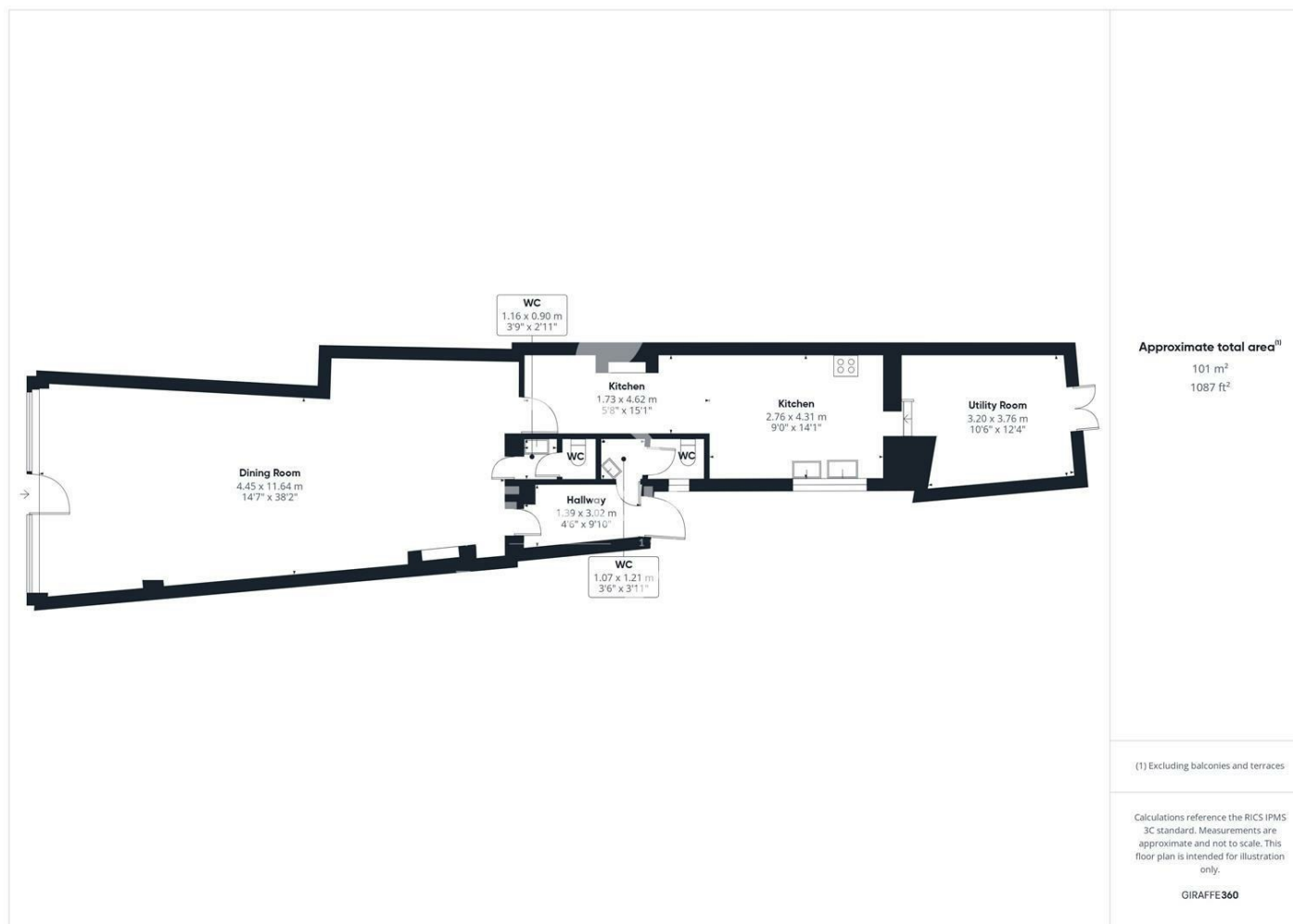
#### LEGAL COSTS

Each party bear own legal costs if applicable.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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