



PER ANNUM

**£42,000 Per Annum**

**Fortis Green Road**

London, NW10 3HN



## LOCATION

Fortis Green Road serves as the main shopping parade in this elegant Edwardian suburb, forming part of the A504 between Muswell Hill and East Finchley. It is a vibrant high street with independent shops, cafés, bakeries, and delis, including favorites like Crocodile Antiques, The Flower Seller florist, and local food stops like Kay's kosher supermarket and Dacha café-bakery.

Nearest tube stations: East Finchley (~0.8?miles), Highgate (~0.9?miles), with Alexandra Palace station just over a mile away.

## DESCRIPTION

An exciting opportunity to acquire a well-presented café/restaurant premises in the heart of Fortis Green Road, Muswell Hill — one of North London's most sought-after suburban parades. Positioned on a vibrant stretch of independent retailers, restaurants, and cafes, this property benefits from high footfall, excellent local demographics, and a strong existing customer base.

The unit is fully fitted and currently trading, with seating for approximately 40 covers, a fully equipped commercial kitchen, walk-in fridge, extraction system, EPOS setup, and WC facilities. Ideal for continued use as a coffee shop, brunch spot, deli or takeaway, or alternative retail/clinic use under Class E (subject to planning).

Premium: £100,000 O.N.O

## ACCOMMODATION

Gross Internal Area: 830 sq ft (77.1 Sq m)

## AMENITIES

Prime location

Extraction

High Footfall location

Cold room/Walk-in Fridge

Awning over outside seating

Male and Female toilets

On site Bar

## TERMS

Assignment of an existing 12 years Lease (granted 2018)

4 year rent reviews

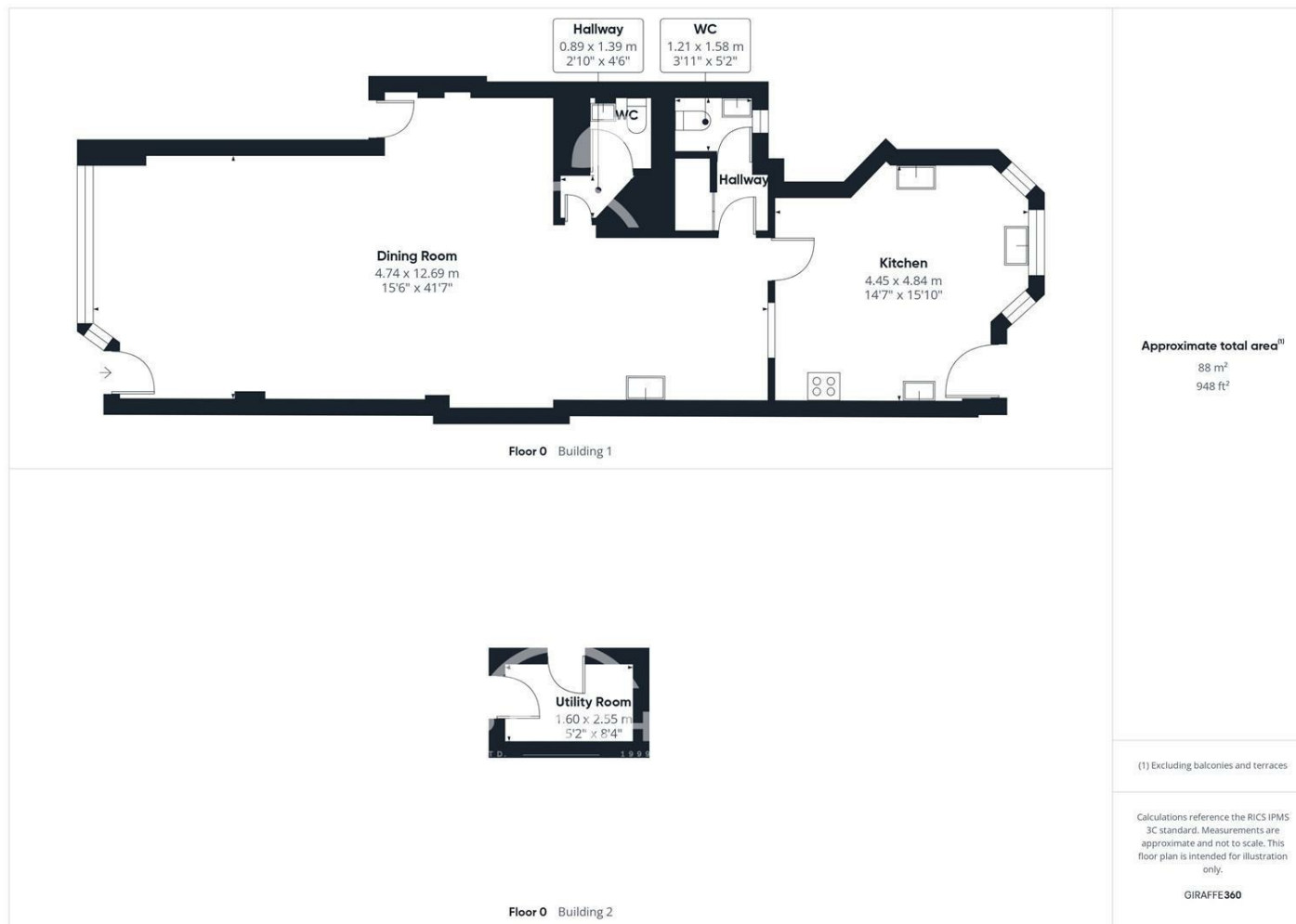
Business Rates











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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