



PER ANNUM

**£25,000 Per Annum**

**Stroud Green Road**

London, N4 3PX

#### LOCATION

Located in a prominent position on the eastern side of Stroud Green Road, the property sits close to the junction with Tollington Park, a key route connecting Finsbury Park to Crouch Hill. The surrounding area is a vibrant and densely populated neighbourhood. This ensures consistent footfall throughout the day and week. Nearby occupiers include Tesco Express, Nando's, the Post Office, along with a variety of independent cafés, restaurants, and retailers. The location benefits from excellent transport links, including: Finsbury Park Station (Mainline, Piccadilly & Victoria lines) just a short walk away

#### DESCRIPTION

The accommodation is arranged over the ground floor, comprising a spacious main customer area with service counter and seating, a fully fitted rear kitchen, and a staff room with access to a rear yard. The front-of-house includes, Large service and seating area with capacity for approximately 40 covers, Cold and hot display counters, front grill with extraction system, Specialist naan oven and tiled flooring throughout. The back-of-house features a: Generously sized commercial kitchen and preparation area, Full extraction system, cold storage, fryers, grills, and dishwasher, Rear staff room with access to a private yard at the back

Premium sought for lease term, goodwill, fixtures & fittings - offers in excess of £100,000.

#### ACCOMMODATION

Ground Floor: 1,054 Sq ft (97.9 Sq M)

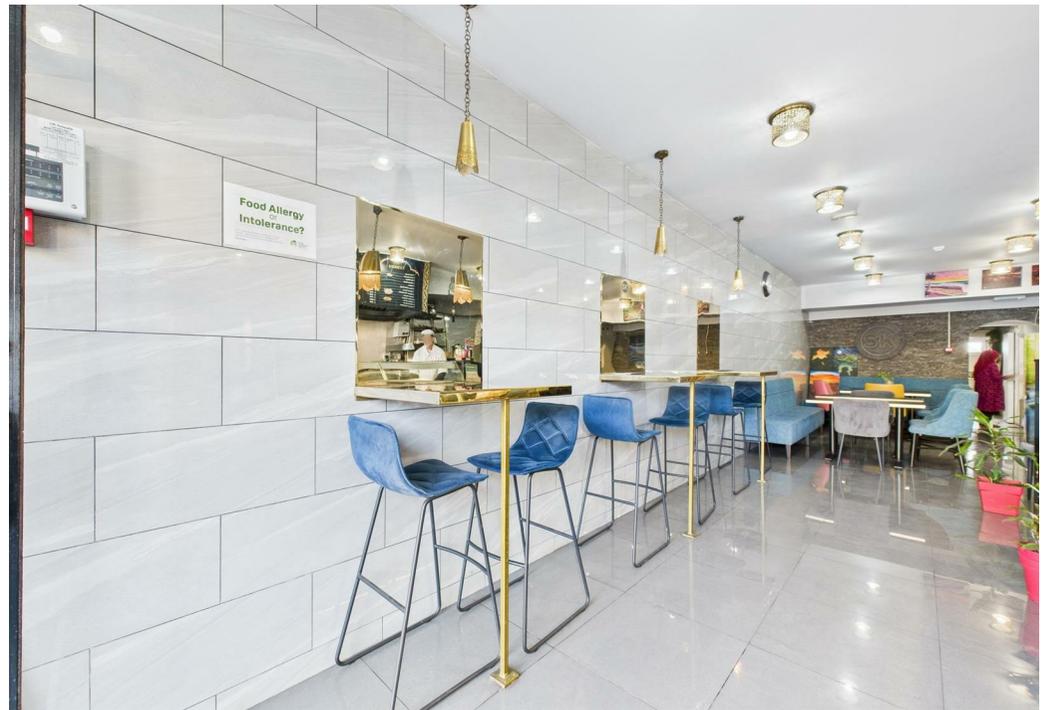
#### AMENITIES

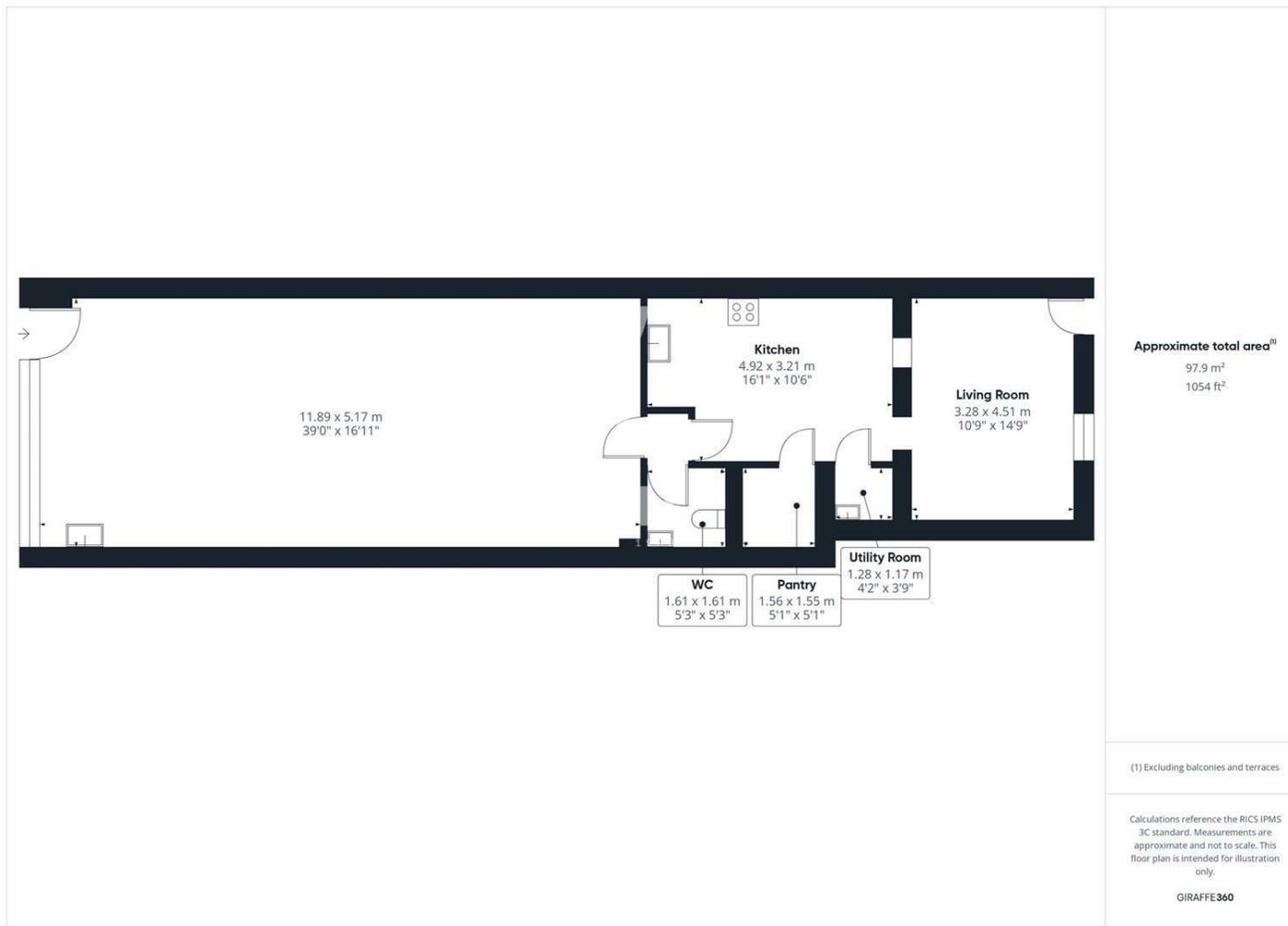
- Floor to ceiling display window
- Front extraction
- Hot and cold display units
- Rear kitchen
- Extraction
- Tiled flooring throughout
- Security Shutters
- WC
- High Footfall location
- Naan Bread Oven
- Cold Room

#### TERMS

Assignment of existing 12 year full repairing and insuring lease commencing from August 2024, inside the landlord & tenant act.







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