



PER ANNUM

**£30,000 Per Annum**

**Blackstock Road**

, N4 2JW

#### LOCATION

The unit is located on the ground floor of a mixed used building along Blackstock Road. The property offers great transport links with Finsbury Park Underground Station (0.3 miles 7 min walk) and Arsenal Underground Station (0.5 miles 11 min walk) close by.

#### DESCRIPTION

The property is currently operating as a well established Italian restaurant with an open plan seating area and Bar to the front of the property, with separate male and female WC's. To the rear of the property is a well maintained large kitchen with full extraction, staff W.C, storage room and Walk-in cold room.

Premium sought for benefit of fixtures, fitting, lease terms and going concern - £60,000

#### ACCOMMODATION

Gross Internal Area: 968.32 Sq ft (89.96Sq M)

#### TERMS

New Lease - Terms to be agreed

#### Business Rates

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

#### LEGAL COSTS

Each party bear own legal costs.

#### VIEWING

Strictly by appointment through Peach Properties







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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