



PER ANNUM

£55,000 Per Annum

High Road

, N20 9HH

LOCATION

Located on the busy High Road in Whetstone, is a prime spot for a restaurant, benefiting from strong visibility, consistent footfall, and an affluent local customer base. The unit is located on the ground floor of a mixed used building. The property offers great transport links with Totteridge & Whetstone Station (Northern Line) – 5 mins walk, Oakleigh Park Rail Station – 12 mins, Multiple bus routes directly outside, Parking available on-street and nearby.

DESCRIPTION

The property is currently operating as a well established Indian restaurant with an open plan seating area and Bar to the rear of the dining area, 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 and walk-in freezer.

Premium sought for benefit of fixtures, fitting, lease terms and going concern - Offers invited

AMENITIES

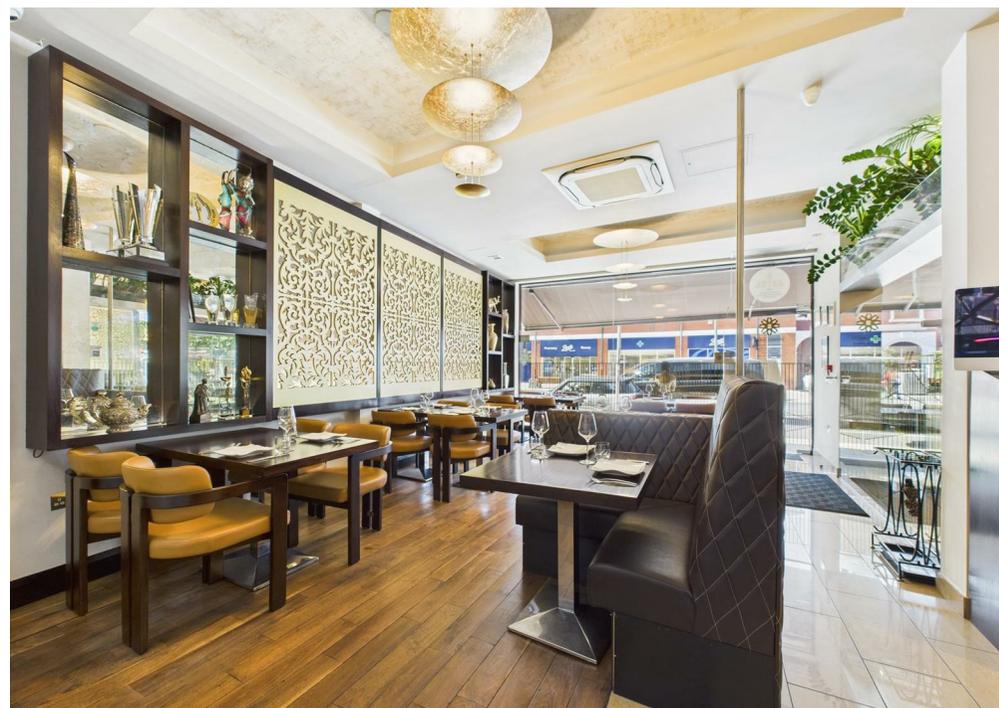
Extraction
6x ring burner
1x Microwave
2x Fridges
1x Grill
1x Ice machine
dishwasher
2 x sinks
WC
Bar
CCTV

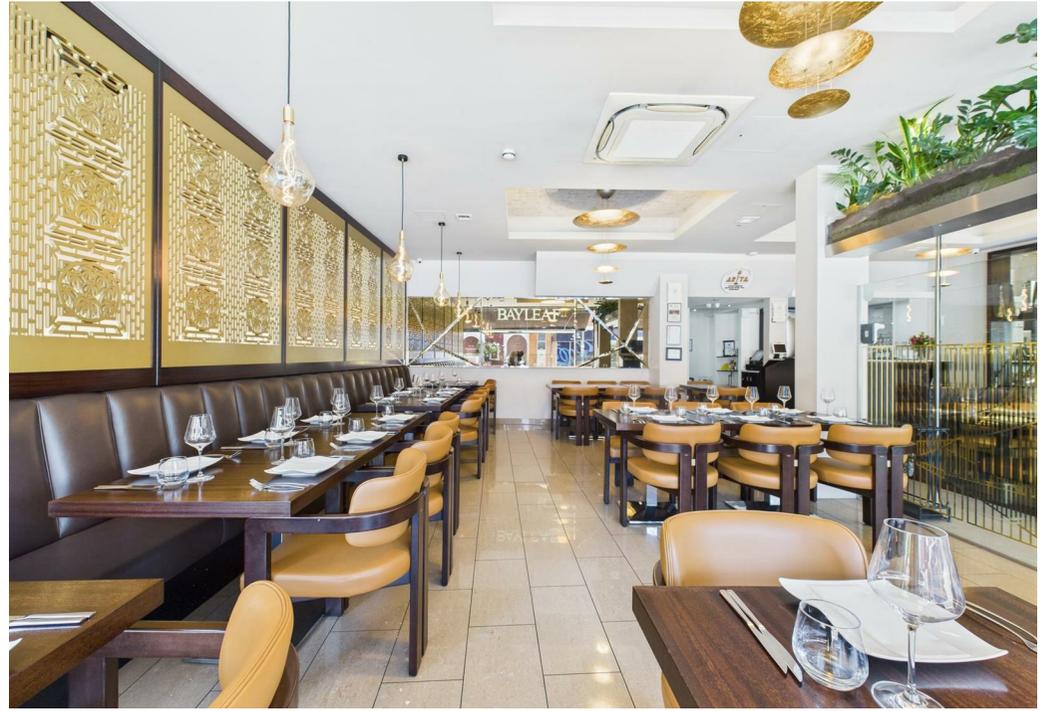
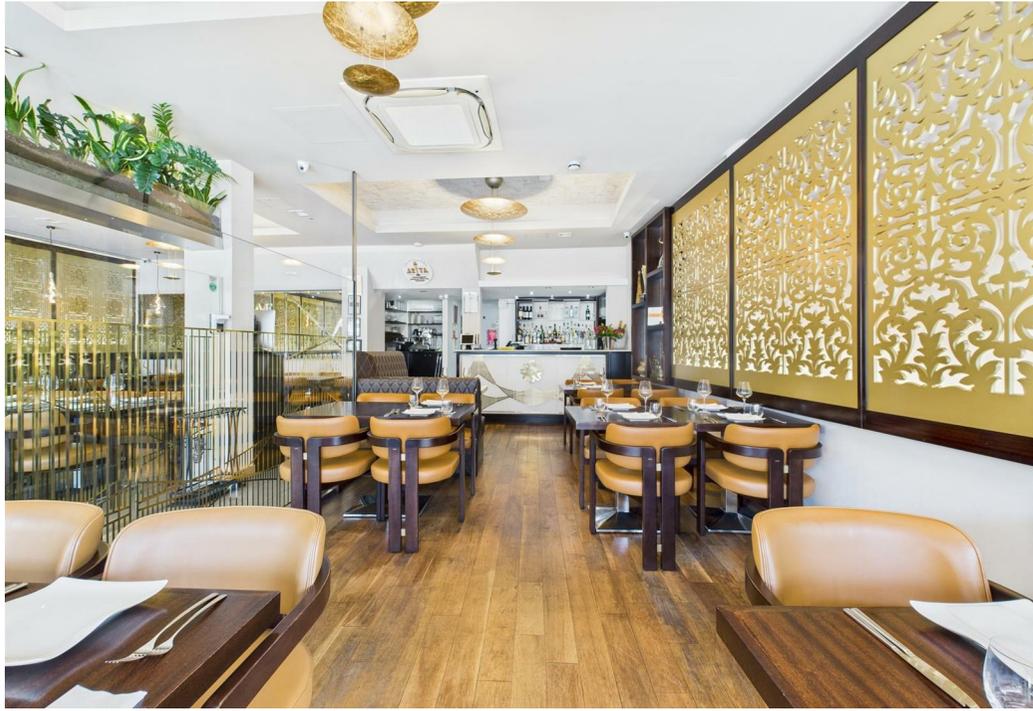
ACCOMMODATION

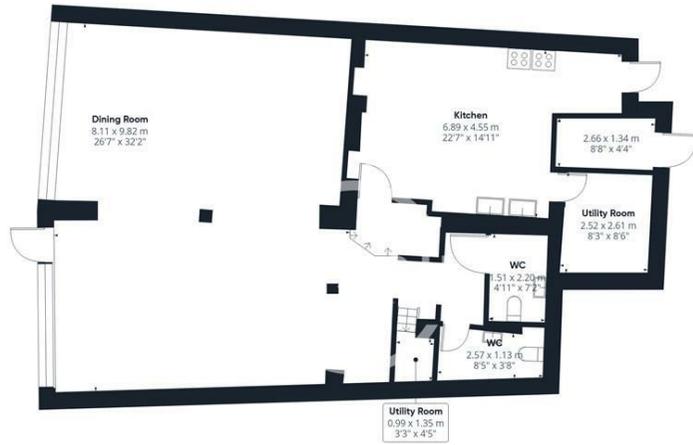
Gross Internal Area: 1490 Sq ft (138.8 Sq M)

TERMS

New Lease 15 year lease INSIDE the Landlord and Tenant Act 1954 subject to rent reviews every 5 years. - No break clause.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 138.3 m²
 1490 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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