



PER ANNUM

**£25,000 Per Annum**

**Green Lanes**

, N4 1EY

#### LOCATION

The property is located on the West side of Green Lanes on the Harringay Ladder. The property is easily accessed by a variety of bus routes and is within 2 minutes walking distance to Haringey Green Lanes Overground (0.1 miles) or 14 minutes walking distance to Turnpike lane Underground (0.6 miles).

#### DESCRIPTION

The property occupies the ground floor of a mid-terrace mixed-use building, forming part of a well-established commercial parade along the busy Green Lanes in Harringay, N4. This thriving stretch is known for its vibrant mix of independent retailers, restaurants, and cafés, benefiting from high pedestrian footfall and excellent transport links.

The unit was most recently trading as an Italian restaurant, and remains in a good overall condition, offering a ready-to-trade opportunity for an incoming operator. Internally, the premises comprise a spacious, open-plan dining area with a tiled floor throughout and a feature bar counter, ideal for both eat-in and takeaway service.

To the rear of the property is a fully fitted commercial kitchen, equipped with professional-grade appliances, stainless steel work surfaces, extraction canopy, and cooking line — all of which are to be included as part of the lease assignment (subject to inventory and negotiation).

In addition, the property benefits from customer WC facilities, as well as rear ancillary space for storage and deliveries. Rear access is also available, providing practical service entry for staff and goods.

This is a well-presented, turnkey restaurant unit with an attractive layout, suitable for a variety of Class E uses.

Premium sought for fixtures, fittings, location and new lease - Offers invited

#### ACCOMMODATION

Ground Floor: 1129Sq ft ( Sq M)

#### AMENITIES

Short walk to Station

Easy access to local parks

Situated at a pedestrian crossing

Air conditioning

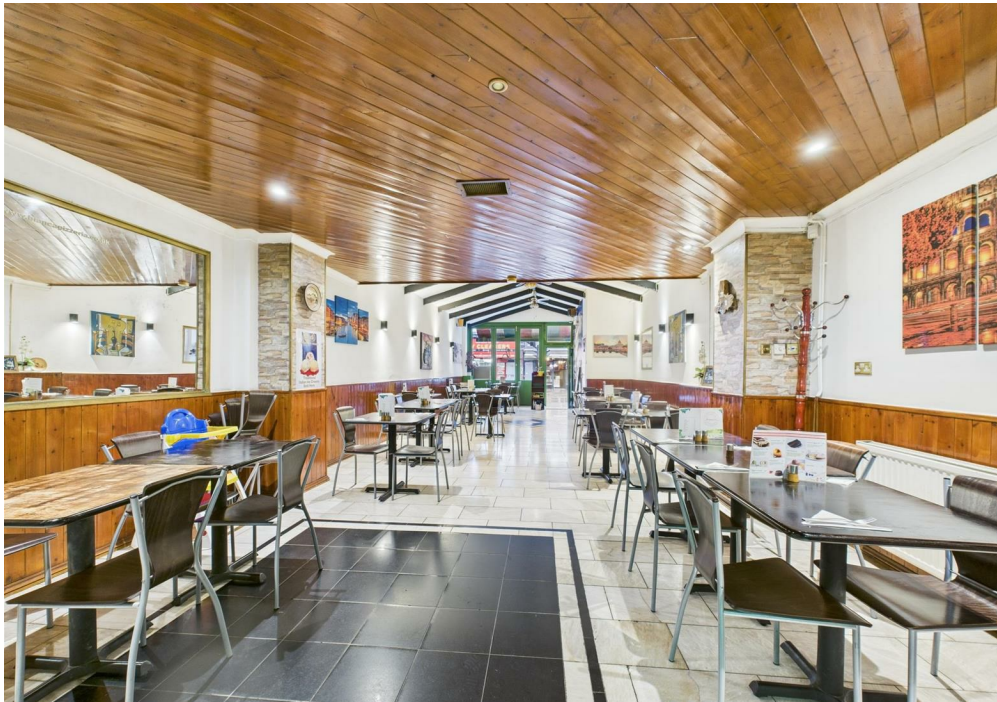
Tiled floor

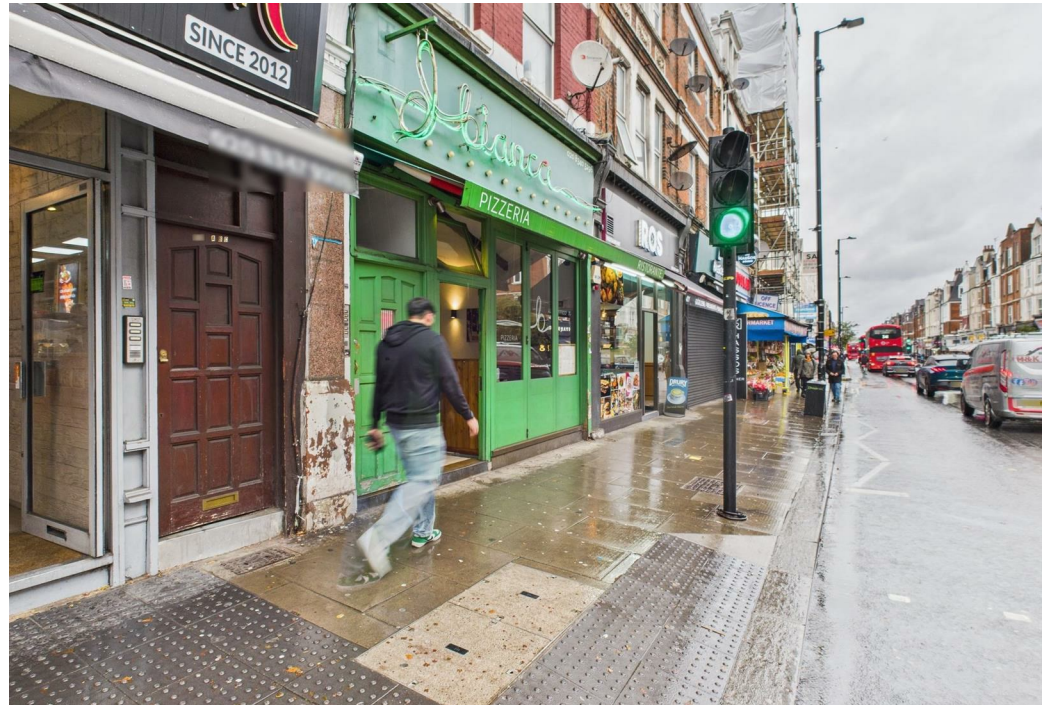
Bar

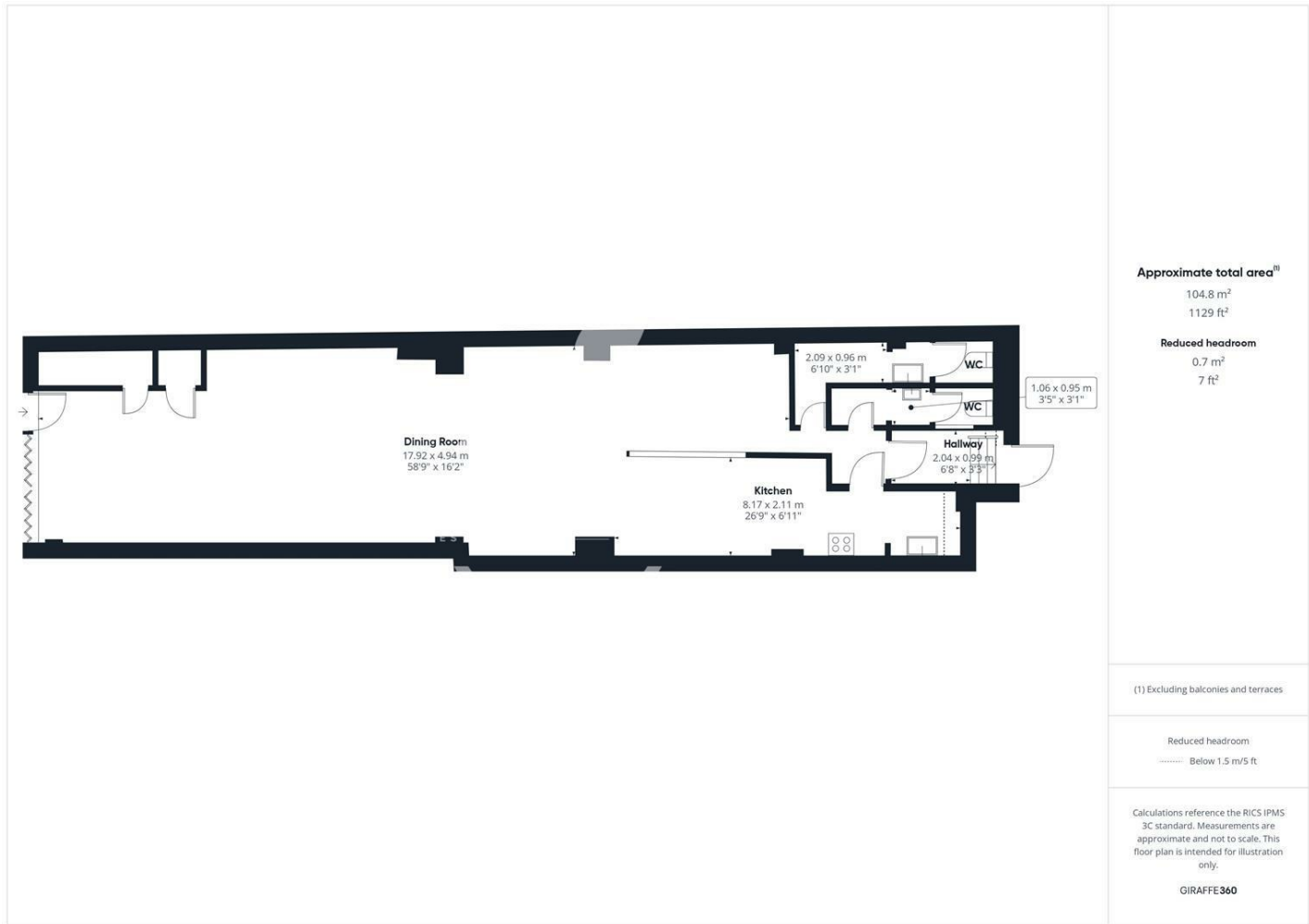
Large dining area

#### TERMS

Assignment of an existing 16 years INSIDE the Landlord tenant Act 1954 (14 years remaining)







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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