

Hampden Square, London, N14 5JR

UNIQUE ESTATES are pleased to offer this restaurant business and lease for sale, benefiting from a fitted shop front, a rent of only £22,000 pa with no business rates payable, A3 LICENSE, has been used as an Italian Restaurant established well in the local area, combi boiler for hot water and central heating, large outer storage unit.

£40,000 Premium, new lease granted



£1,833 Per month

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Main area

Seating for approx 44, Tiled floor, lighting to ceiling, radiator, power points, counter, card machine and till, drinks refrigerator

Office

office area to the side

Bar area

Large bar area with washing facilities

WC

Tiled floor, lighting, low level flush toilet,

Kitchen

Tiled floor, a large range of stainless steel appliances to which include a 7 burner unit with 2 x double oven door units below, tandoori oven, stainless steel sink unit, industrial fridge, stainless steel fitted extractor system, power, lighting with a cold room as well

Additional informaiton

Rent: £22,000

New Lease

Premium: £65,000

All legal fees to be paid by ingoing tenant

Business Rates: £600 per year

Service Charge: £900 per year including building insurance

Contact Unique Estates Property Services, Southgate for further information



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.