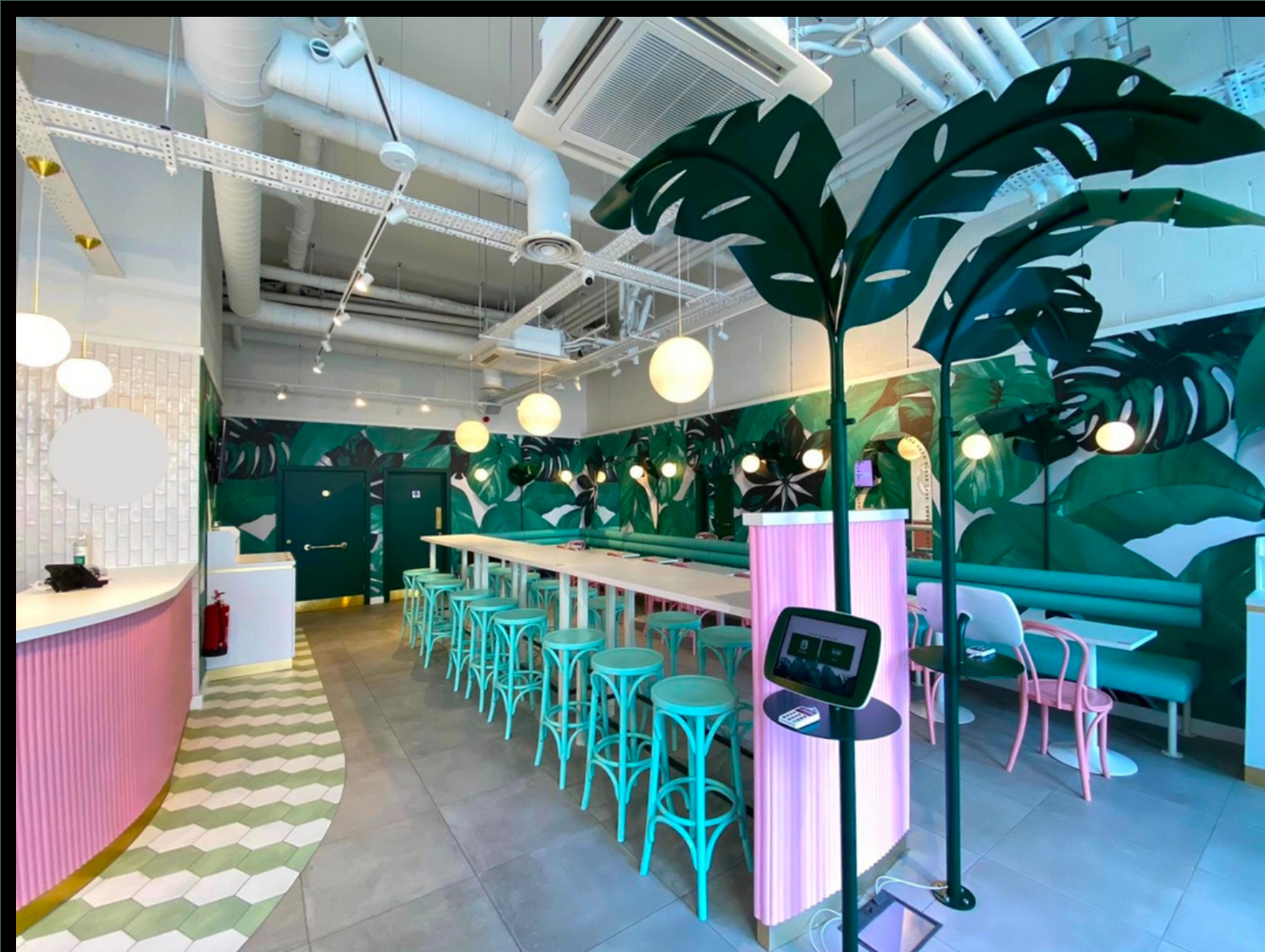


CONFIDENTIAL
FULLY FITTED RESTAURANT LEASE FOR SALE
WELLS TERRACE, FINSBURY PARK, N4 3FP





LOCATION

Located on a desirable parade less than a 2 minute walk from Finsbury Park Station (circa 33m passengers in 2019). Nearby operators include Tonkotsu, Rosa's Thai, M&S Simply Food, Picture House Cinema, Honest Burger, German Doner Kebab, Coqfighter and Gails

DESCRIPTION

The fully fitted restaurant offers a true turnkey opportunity having been fitted out from shell condition in the past 12 months. The restaurant is arranged over the ground floor only and comprises of circa 40 covers, fitted kitchen with full extract, service counter with separate pass, WC and disabled WC and store room.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground - 1,665 sq ft / 155 sq mt

LEASE

Available by way of an assignment of the existing 15 year lease from 2021 with 5 yearly open market rent reviews. The lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

RENT

£45,000 pax

PREMIUM

Premium offers invited

LICENSE

We are advised that the premises license permits the sale of alcohol on and off premises from 10am - midnight everyday. A copy of the license is available on request.

BUSINESS RATES

TBC

SERVICE CHARGE

£4,429 per annum

VIEWING

By appointment through:

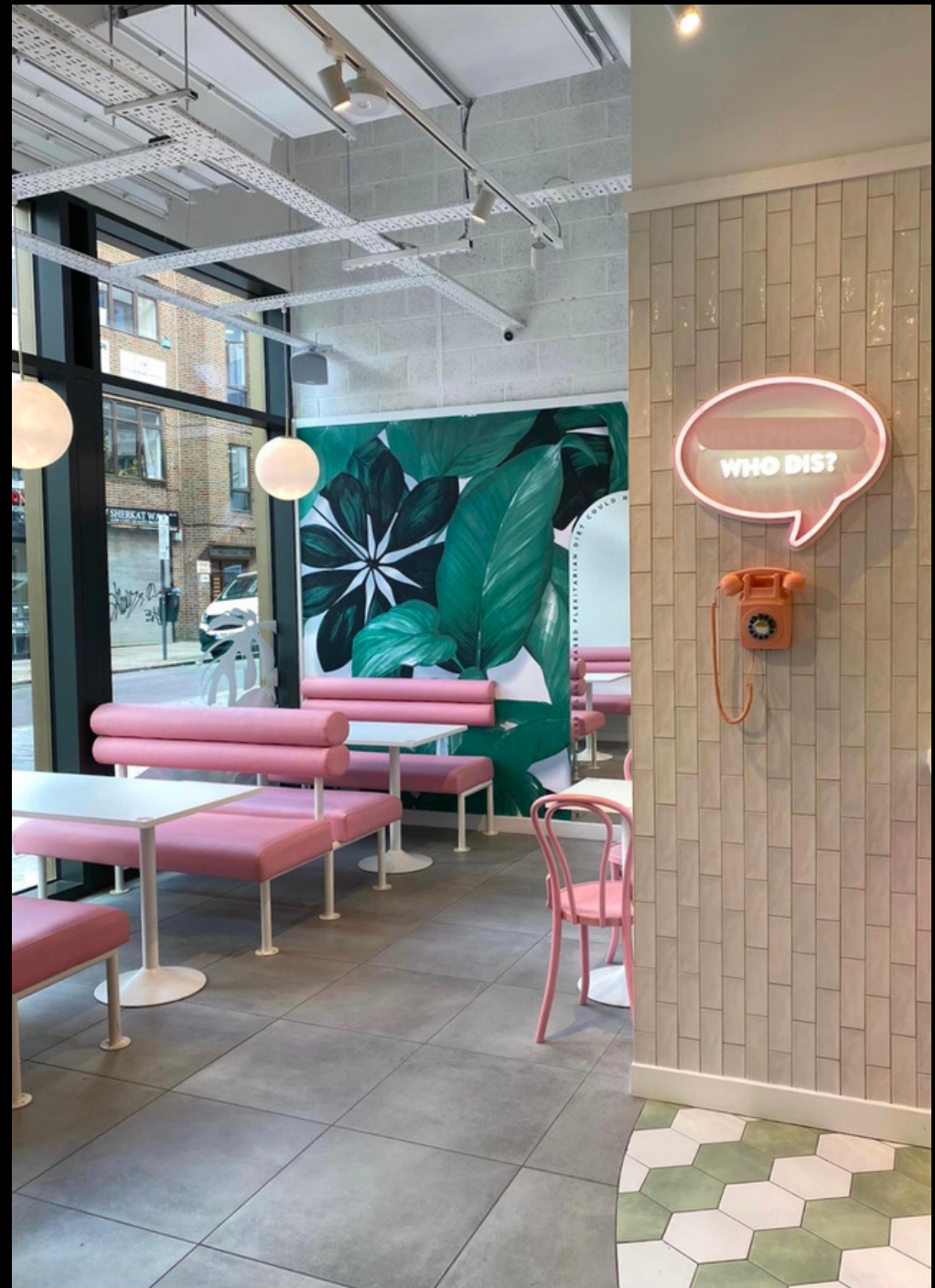
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STAFF UNAWARE & NOT TO BE APPROACHED



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment