

## CAFE/SANDWICH BAR LEASE FOR SALE



## GREEN LANES, WINCHMORE HILL, LONDON N21 445.15 SQ FT (41.36 SQ M)

- Location:** Situated in a good position on Green Lanes close to the junction with Compton Road.
- Description:** Comprising a fully fitted cafe/sandwich bar with an eat in seating area for up to 18 covers, plus the possibility of some outside seating (subject to licence). The business offers good potential for further expansion.
- Areas:**
- |                |                           |
|----------------|---------------------------|
| Main shop      | 4.72 m x 7.49 m           |
| Ancillary area | 2.76 m x 2.18 m           |
| Total area     | 41.36 sq m (455.15 sq ft) |
- 2 x rear store cupboards
- Lease:** Held on a 5 year FRI Lease from March 2010 at £15,000 pa.
- Terms:** £20,000 is sought for the goodwill, fixtures, fittings and equipment.
- Business Rates:** London Borough of Enfield – to be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:**                    **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**