



PROPERTY CONSULTANTS

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ESTABLISHED INDIAN RESTAURANT PLUS 2 FLATS LEASE FOR SALE



BROADWAY PARADE CROUCH END, LONDON N8 732.73 SQ FT (68.08 SQ M)

Location:

Situated on Broadway Parade, Tottenham Lane, Crouch End close to its intersection with Elder Avenue and Ferne Park Road. Crouch End is a vibrant area with many boutiques and cafes.

Description:

Comprising a long established restaurant with 40 covers, fully fitted bar area, fully fitted kitchen, storage area, male and female WC's

The upper part comprises of two one bedroom flats arranged on 1st and 2nd floors. The second floor flat is occupied by a controlled tenant and paying £740 per month (£8,880 pa) exclusive of Council Tax and services. The first floor is let as 3 rooms on an AST (Assured Shorthold Tenancy) at £13,000 pa.

Once the income from the residential is taken into account the net rent payable for the restaurant is approximately £8,120 pa, thus making the restaurant an extremely attractive proposition.

An early viewing is recommended.

Areas: Restaurant depth 11.16 m (55.01 sq m)
Restaurant width 4.93 m (592 sq ft)

Kitchen area 4.67 m x 2.80 m (13.07 sq m/140.73 sq ft)

Rear parking for 2 cars

2 x 1 bed flats at first floor

Lease: Held on a 15 year FRI Lease from September 2008 with 5 yearly rent reviews at £30,000 pa.

Terms: £70,000 is sought for the benefit of this Lease, including goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Haringey – Approximately £6,500 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office 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: **Strictly by Appointment only**
Via Claridges Commercial – 0845 205 0007