

A3 RESTAURANT WITH RESIDENTIAL ACCOMMODATION LEASE FOR SALE



POTTERS BAR, HERTFORDSHIRE 1738 SQ FT (1611.53 SQ M)

- Location:** Situated on the High Street, Potters Bar, close to the junction with Mutton Lane / Southgate Road (A111). The M25 Junction 24 is within ½ a mile.
- Description:** Comprising a well known and long established restaurant with 70 covers plus room for more. The restaurant runs as a Mediterranean style with dancing / entertainment and with a music and dancing licence till 1.30am on weekends, midnight on weekdays and 2am on New Years Eve. Currently only trading evenings but with a great potential for lunchtime trade, this restaurant further benefits from a rear garden that can be used for "Al Fresco" dining / smoking area. At first floor level there is a large 2 bedroom flat which comprises 2 large bedrooms and 1 bathroom. (The flat cannot be sublet under the existing lease).
- Lease:** Held on a 25 year FRI lease from February 1994 at £25,000 pa with 5 yearly rent reviews (Next rent review is February 2009).
- Terms:** A premium of £199,995 is sought for the goodwill, fixtures, fittings and equipment.
- Business Rates:** Borough of Hertsmere - £9610 pa payable for 2007/2008. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot any figures.
- Council Tax:** £1160 pa payable for 2007/2008.
(First Floor Flat)
- Viewing:** By appointment only via Sole Agent Claridges Commercial - 0845 205 0007.