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## A3 / A5 PIZZA RESTAURANT LEASE FOR SALE



### FORTESS ROAD, TUFNELL PARK, NW5 956 SQ FT (88.88 SQ M)

**Location:** Situated on Fortress Road close to the junction with Brecknock Road. Nearest underground station is Tuffnell Park (Northern Line) which is a few hundred yards away.

**Description:** Comprising a long established pizza restaurant mainly takeaway and delivery (some eat in). The business is showing good turnover figures coupled with reasonable rent.

**Areas:**

Main Shop:	Width	14' 8"	Depth	32' 6"
Kitchen/Store:	Width	14' 8"	Depth	32' 6"
Small Store:	Width	5' 7"	Depth	10' 9"

**Lease:** Held on a 12 year Lease from 2005 with 4 yearly rent reviews at £17,500 per annum.

**Terms:** £120,000 is sought for the goodwill, fixtures, fittings and equipment.

**Business Rates:** London Borough of Camden - £4,000 approximately payable for 2007/2008. Interested parties should make their own enquiries via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Viewing:** **By appointment only via Sole Agent Claridges Commercial 0845 205 0007.**