

## RESTAURANT PREMISES FREEHOLD FOR SALE OR TO LET



## GREEN LANES WINCHMORE HILL, LONDON N21 2007.91 SQ FT (186.54 SQ M)

**Location:**

Situated in a very prominent corner position on Green Lanes at Winchmore Hill on the corner of Vicars Moore Lane and opposite the Green Dragon Public House. The nearest station is Winchmore Hill Network Rail Station.

**Description:**

Comprising a double width corner shop premises with two upper floors and fully fitted as a restaurant.

The ground floor offers 70 covers (but could be expanded further) and complete with fully fitted bar area, disabled WC and open back shop frontage. There is an extensive patio/forecourt to the front of the premises for al fresco dining.

The first floor accommodates a good sized and well fitted kitchen with two dumb waiters to supply the ground floor. There is a large staff room, walk in cold room and freezer, large ladies WC, gents WC and staff WC.

The second floor comprises 3 rooms and is currently used for storage, but could be rearranged to make some small staff accommodation.

**Areas:**

Ground Floor

Net Frontage 8.79 m  
Internal Width 8.69 m (100.36 sq m)  
Internal Depth 11.55 m  
Disabled WC

First Floor

Kitchen 6.51 m x 4.011 m and 1.97 m x 3.29 m (32.59 sq m)  
Staff Room 6.80 m x 3.38 m (22.98 sq m)  
Male and Female WC's  
Staff WC

2<sup>nd</sup> Floor

Room 1 5.72 m x 3.63 m (20.76 sq m)  
Room 2 2.92 m x 1.94 m (5.66 sq m)  
Room 3 1.74 m x 2.41 m (4.19 sq m)

Total area 186.54 sq m (2007.91 sq ft)

**Terms:**

Option 1

Available on a new FRI Lease for a term to be agreed at £29,995 pa plus a premium of £50,000 (to include all fixtures, fittings and equipment).

Option 2

Available Freehold at £599,000.

**Business Rates:**

London Borough of Enfield – Rateable Value £26,750 for 2010. Rates Payable approximately £11,074. 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 Sole Agents Claridges Commercial – 0845 205 0007**