

## SUBSTANTIAL RESTAURANT PREMISES LEASE FOR SALE



### NORTH FINCHLEY, N12 APPROX 3800 SQ FT (353.02 SQ M)

**Location:**

Situated on the corner of Lodge Lane and High Road, North Finchley adjacent to Starbucks. There are numerous multiple retailers in the immediate vicinity.

**Description:**

Comprising a substantial restaurant premises arranged over ground floor and basement and including a function suite at basement level. Capable of accommodating up to 180 covers, the premises are flexible in terms of layout. The premises were previously a pub/live music venue.

In 2006 the premises were totally refurbished with no expense spared to create a two section dining and lounge bar area at ground floor level, plus a function suite and bar in the basement.

The premises have the following features:-

- \* Licensed for up to 180 covers
- \* Full licence till midnight
- \* Bar, lounge, restaurant
- \* Separate function suite
- \* Fully fitted kitchen with dumb waiter
- \* Parking
- \* Adjacent to a 250 car parking space car park (free after 6.30 pm)
- \* Substantial frontage
- \* Air conditioned
- \* EPOS system



<b><u>Areas:</u></b>	Frontage	50'
	<u>Ground Floor</u>	
	Internal width	47'6"
	Internal depth	41'8"
	Total	2,025 sq ft

	<u>Basement</u>	
	Function suite/bar/cold room	800 sq ft
	Fully fitted kitchen/cold room	28'5 x 15'3" (436 sq ft)
	Store room	6'1" x 15'4" (93 sq ft)
	Office	13'1" x 12'6" (165 sq ft)
	Separate male and female WC's	

**Lease:** Available on a new Full Repairing and Insuring lease for a term of 15 years with 5 yearly rent reviews at £75,000 pa.

**Terms:** £50,000 is sought for the goodwill, fixtures, fittings and equipment.

**Business Rates:** London Borough of Barnet – TBC. 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 £180.00 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**