

A5 CHICKEN/PIZZA TAKEAWAY BUSINESS LEASE FOR SALE



HERTFORD ROAD, EDMONTON, LONDON N9 700 SQ FT (65.04 SQ M)

Location: Situated on Hertford Road, north of the Edmonton Green Shopping Centre and close to Henderson Road. The nearest station is Edmonton Green Network Rail Station.

Description: Comprising a long established and fully fitted takeaway business specialising in pizza, chicken and burgers. There are a few covers for eating in. The business also offers a delivery service and a scooter is included in the sale. The premises have a forecourt area within their demise for scooter parking.

Details of turnover and accounts only available to bona fide enquiries.

Areas:

Internal width	4.196 m
Internal depth	12.57 m
Cold room/store/WC area	2.93 m x 4.20 m
Total area	65.04 sq m (700 sq ft)

Lease: Held on a 15 year FRI Lease from February 2003 at £13,000 pa with 5 yearly rent reviews. (The next rent review is February 2013).



Terms: £59,000 is sought for the goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Enfield – Rateable Value £4,900. The rates payable for 2011/12 are approximately £2,121. 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 £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

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.