

# RESTAURANTS - A3, A4 & A5



(Ref No. 023100)

**NEW**

**EDGWARE, MIDDLESEX HA8  
KOSHER RESTAURANT/TAKEAWAY BUSINESS  
FOR SALE**

**SHOP A - APPROX 649 SQ FT/SHOP B – APPROX 640 SQ FT**

\*2 separate premises (3 shops apart) run as one business

\*The business has a steady turnover & there is scope for expansion

\*Shop A - held on a 15 year FRI Lease (2 yrs remaining) - £14,000 pa

\*Shop B – held on a 15 year FRI Lease (13 yrs remaining) - £15,000 pa

\*Premium of £220,000 sought for the goodwill, fixtures, fittings etc



(Ref No. 023096)

**NEW**

**VILLIERS ROAD, WATFORD, HERTS WD19  
TAKEAWAY & DELIVERY RESTAURANT  
LEASE FOR SALE  
447 SQ FT**

\*Long established Mediterranean style takeaway business

\*Mainly a delivery business with some takeaway

\*The business is showing good stable profits

\*Held on a 20 year Lease from 2005 at £7,560 pa

\*£75,000 is sought for the goodwill, fixtures, fittings & equipment



(Ref No. 023093)

**NEW**

**HERTFORD ROAD, EDMONTON, LONDON N9  
A5 CHICKEN/PIZZA TAKEAWAY BUSINESS  
LEASE FOR SALE  
700 SQ FT**

\*Fully fitted takeaway business with forecourt area

\*Plus a few covers for eating in

\*The business also offers a delivery service

\*Scooter is included in the sale

\*Held on a 15 year FRI Lease from February 2003 at £13,000 pa

\*£59,000 sought for the goodwill, fixtures, fittings & equipment



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NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022772)

**A5 USE APPLIED FOR**

**WATFORD WAY, HENDON NW4  
A2 SHOP/OFFICES  
LEASE TO ASSIGN  
811 SQ FT**

- \*Fully refurbished A2 unit which is being offered with all furnishings
- \*Arranged with 2 rooms plus kitchen area and WC
- \*Held on a 20 year FRI Lease
- \*Commencing October 2010 at £16,500 pa
- \*Premium of £30,000 sought for the fixtures, fittings & equipment



(Ref No. 023085)

**NEW**

**STATION PARADE, FINSBURY PARK, N4  
A5 TAKEAWAY PREMISES  
LEASE FOR SALE  
APPROX 270 SQ FT**

- \*Newly fitted A5 takeaway unit
- \*Complete with counter, extractor hood, various kitchen equipment
- \*Held on a 7 year Lease from August 2011 at £8,500 pa
- \*Premium offers invited



(Ref No. 022894)

**A5 USE APPLIED FOR**

**TOTTERIDGE LANE, TOTTERIDGE, LONDON N20  
A1 RETAIL SHOP  
TO LET - NO PREMIUM  
568.83 SQ FT**

- \*Spacious lock up shop
- \*Benefits from air conditioning/heating & WC
- \*Plus parking for up to 3 vehicles
- \*Held on a 15 year FRI Lease from July 2009 at £25,000 pa



(Ref No. 023084)

**NEW**

**BLACKSTOCK ROAD, ISLINGTON N4  
RESTAURANT/CAFE WITH A5 USE  
TO LET  
APPROX 1,065.53 SQ FT**

- \*A5 premises with extract ventilation, ovens and sinks
- \*There is also a single storey shed at the rear and basement
- \*The commercial unit is on the ground floor
- \*There is separately accessed flats on 1<sup>st</sup> & 2<sup>nd</sup> floor
- \*The basement comprises staff room/WC, cooking facilities & storage
- \*Available on a new 20 year Lease at £18,000 pa
- \*Premium of £74,950 sought for fixtures, fittings & equipment



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(Ref No. 023063)

**PENTONVILLE ROAD, LONDON N1  
NIGHTCLUB/BAR/CAFE  
LEASE FOR SALE  
APPROX 2,186 SQ FT**

- \*Well established nightclub/bar/cafe premises
- \*Arranged over ground floor and basement
- \*Fully licenced for the sale of alcohol, music and dancing
- \*Available on a new Lease at £75,000 pa
- \*£200,000 sought for the goodwill, fixtures and fittings & equipment



(Ref No. 023082)

**CANNONS CORNER, LONDON ROAD, STANORE, MIDDLESEX HA8  
A3 BAKERY/CAFE PREMISES  
LEASE FOR SALE  
1669 SQ FT**

- \*Established bakery
- \*Includes ovens, cold rooms and equipment
- \*The premises benefits from rear loading
- \*Available on a new FRI Lease for 15 years at £28,000 pa
- \*Premium of £125,000 is sought for the goodwill, fixtures & equipment



(Ref No. 023066)

**DEANS LANE, EDGWARE, MIDDLESEX HA8  
A3 RESTAURANT, CAFE/COFFEE SHOP/PIZZA DELIVERY  
BUSINESS FOR SALE  
1116 SQ FT** **REDUCED PREMIUM**

- \*Fully fitted restaurant cafe with A3 use arranged with 28 covers
- \*Large kitchen area with walk in cold room, gas range, pizza oven
- \*Plus wash and prep area and large store area
- \*There is parking to the rear for 1 vehicle
- \*The restaurant is centrally heated and air conditioned
- \*Held on a 25 year FRI Lease from Dec 2010 at £14,000 pa
- \*Premium offers based on £69,995 sought for the goodwill, fixtures, fittings and equipment.



(Ref No. 023061)

**WINDMILL HILL, ENFIELD EN2  
A3 RESTAURANT AND BAR  
TO LET  
1099 SQ FT**

- \*Ground floor restaurant with approx 72 covers
- \*Situating in a high footfall location
- \*There is rear vehicular access to the rear yard
- \*Plus parking for 2 cars
- \*Music and Dance Licence and an Alcohol Licence
- \*Available on a new Lease at £29,000 pa
- \*Premium offers invited in the region of £59,995



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(Ref No. 023054)

**REDUCED RENT**

**HIGH STREET, EDGWARE  
RESTAURANT/BAR PLUS RESIDENTIAL ACCOMMODATION  
BUSINESS FOR SALE  
3,986 SQ FT**

- \* 2 storey building trading as a pub & extensive Indian restaurant
  - \*It has a large dining area offering up to 140 covers
  - \*Parking for up to 6 cars
  - \*The 1<sup>st</sup> floor has a separate entrance and
  - \*comprises 3 bedrooms, kitchen and lounge
- Available on a 25 year Lease from 2006 at £54,000 pa.  
A premium of £365,000 sought for goodwill, fixtures & fittings**

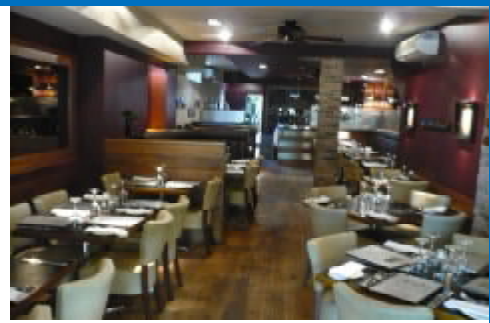


(Ref No. 023048)

**UNDER OFFER**

**WEST HAMPSTEAD, LONDON NW6  
A3 RESTAURANT  
LEASE FOR SALE  
1171 SQ FT**

- \*Excellent well fitted restaurant with 45-50 covers
  - \*The premises could be expanded with al fresco dining
  - \*Complete with fully fitted bar, kitchen/cold room & separate WCs
- \*Held on a 20 year FRI Lease from October 2005 at £25,000 pa  
\*A premium of £25,000 is sought.**



(Ref No. 023047)

**THE AVENUE, HIGHAMS PARK, LONDON E4  
(A4) BAR AND RESIDENTIAL UPPER PART  
FREEHOLD FOR SALE  
BAR – 1007 SQ FT**

- \*Established bar with residential upper part
  - \*Arranged over 2 floors comprising a 3 bedroom flat
- \*The premises are offered complete with all fixtures, fittings & equipment  
\*Including fully fitted bar, seating, WC's, TV screens and disco lighting  
**\*Available Freehold at £499,000**



(Ref No. 022984)

**NEASDEN LANE, LONDON NW10  
FREEHOLD INVESTMENT  
(A3/A5 PREMISES PLUS 2 FLATS ABOVE)  
FOR SALE  
1295 SQ FT**

- \*Freehold shop and upper part
  - \*The ground floor has A3/A5 use
  - \*The upper part comprises 2 self contained flats
- \*Flat 1 has 4 bedrooms and Flat 2 has 3 and they are both let on AST's  
**\*Available Freehold at £830,000**



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(Ref No. 023017)

**BRAMLEY ROAD, LONDON N14  
FUNCTION SUITE/RESTAURANT  
LEASE FOR SALE  
APPROX 2069 SQ FT**

- \*Deep double fronted shop trading as a function suite
- \*Up to 120 covers, together with a fully fitted kitchen and bar
- \*Benefit from air conditioning, gas central heating, sound system
- \*Plus dance floor and parking for 3 vehicles
- \*Held on a FRI Lease from 2000 for 20 years at £30,000 pa
- \*£100,000 (offers invited) sought for fixtures, fittings and equipment.
- The premises are also available on a new sub lease without premium at £50,000 pa



(Ref No. 023007)

**HIGH ROAD, NORTH FINCHLEY N12  
PROMINENT ESTABLISHED RESTAURANT  
WITH UP TO 170 COVERS  
LEASE FOR SALE  
CIRCA 3043 SQ FT**

- \*Well fitted restaurant arranged over ground floor and 1<sup>st</sup> floor
- \*The ground floor is bright with fully fitted bar and 70 covers
- \*There is a very large kitchen at the rear
- \*The 2<sup>nd</sup> floor offers a further 100 covers, fitted bar and separate WC's.
- \*Held on a 10 year FRI Lease from 2008 at £35,000 pa
- \*Offers in excess of £250,000 sought for goodwill, fixtures & equipment.



(Ref No. 022976)

**WEST ROAD, SHOEBURYNESSE, ESSEX SS3  
A1, A2, A3, A4, A5, D1/RESIDENTIAL PREMISES  
WITH DEVELOPMENT POTENTIAL  
FOR SALE FREEHOLD  
APPROX 2,000 SQ FT**

- \*Arranged on ground and 1<sup>st</sup> floor
- \*With 5 ancillary rooms, kitchen & WC on the ground
- \*The 1<sup>st</sup> floor comprise 1 x 2 bed flat and 2 x 1 bed flats
- \*There is a front forecourt and rear yard and parking for 10 cars
- \*Available Freehold at £750,000 with vacant possession



(Ref No. 022745)

**GREEN LANES, LONDON N21  
UNIQUE A3 OPPORTUNITY  
SPECIALIST PATISSERIE  
LEASE FOR SALE**

**REDUCED PRICE**

- \*Well fitted patisserie/licensed restaurant being sold as a going concern
- \*The 1<sup>st</sup> floor comprises a self contained studio flat
- \*Plus office, cold room and store
- \*Held on a Lease with 3 years remaining at £22,000 pa
- \*£299,000 sought for the goodwill, fixtures, fittings & equipment



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(Ref No. 02292)

UNDER OFFER

**KILBURN LANE, LONDON W10**  
**DOUBLE SHOP POSSIBLE A1, A2, A3, A5 USES - STP**  
**TO LET**  
**747 SQ FT**

- \*Double fronted shop suitable for a variety of trades
- \*The current planning use is sui generis
- \*Available on a new Lease at £24,000 pa



(Ref No. 022866)

**JOEL STREET, NORTHWOOD HILLS, MIDDLESEX HA6**  
**PROMINENT CORNER DOUBLE SHOP A1/A2/A3/A4/A5 USE**  
**TO LET**  
**1095 SQ FT**

- \*The premises are arranged over ground floor & lower ground floor
- \*Benefits from a suspended ceiling, wood strip flooring & parking
- \*The ground floor is mainly open plan with a separate WC
- \*Plus basement area
- \*Available on a new FRI Lease at £17,000 pa – incentives available



(Ref No. 022971)

UNDER OFFER

**THE BROADWAY, SOUTHGATE N14**  
**ESTABLISHED GREEK RESTAURANT**  
**WITH RESIDENTIAL ACCOMMODATION**  
**FOR SALE**  
**948.97 SQ FT**

- \*Well fitted restaurant with 50-60 covers, fitted bar and large kitchen area
- \*The premises are air conditioned and have further seating outside
- \*Held on a 25 year FRI Lease at £26,000 pa
- \*Premium offers in the region of £89,995 sought for the goodwill, fixtures, fittings and equipment



(Ref No. 022960)

**\*\*LOW RENT AND RATES/REDUCED PREMIUM\*\***

**BELL LANE, HENDON, LONDON NW4**  
**A3 RESTAURANT**  
**LEASE FOR SALE**  
**631SQ FT**

- \*Fully fitted restaurant offering 48 covers
- \*Plus 8 Al Fresco on the forecourt area
- \*Offered fully fitted with equipped kitchen.
- \*Held on a 10 year Lease with approx 8½ years remaining at £8,200 pa
- \*£45,000 is sought for the goodwill, fixtures, fittings & equipment



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(Ref No. 022951)

**GREEN LANES, HARINGEY, LONDON N8  
A3 CHICKEN TAKEAWAY BUSINESS  
LEASE FOR SALE  
902.34 SQ FT**

\*Newly fitted lock up shop trading as a chicken takeaway  
\*With 12 eat in covers

\*Offered with all fixtures and fittings

**\*Held on a 16 year Lease from April 2010 at £15,500 pa**  
**\*£120,000 sought for the goodwill, fixtures, fittings & equipment.**



(Ref No. 022952)

**GOLDERS GREEN ROAD, LONDON NW11  
A3 RESTAURANT PREMISES  
TO LET  
1883 SQ FT**

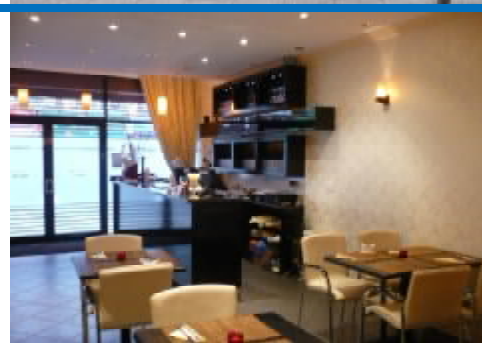
\*Fully fitted restaurant arranged over ground floor & basement

\*With 55 covers which could be expanded to circa 70

\*Benefits from large fully fitted kitchen & large basement storage area

**\*Held on a 15 year Lease from 2009 at £31,000 pa**

**\*£140,000 sought for the fixtures, fittings and equipment**



(Ref No. 022874)

**SHENLEY ROAD, BOREHAMWOOD, HERTS WD6  
CONTEMPORARY RESTAURANT  
BUSINESS FOR SALE  
2200 SQ FT**

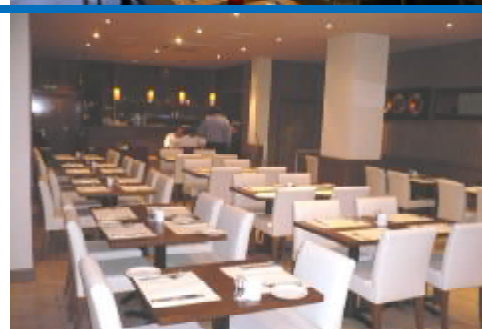
\*Contemporary large restaurant

\*With a separate takeaway section from the main restaurant

\*The kitchen, customer area, bar & WC's finished to a high standard

**\*Held on a 25 year Lease from May 2008 at £37,000 pa**

**\*Premium – negotiable**



(Ref No. 022868)

**NEASDEN LANE, NEASDEN, LONDON NW10  
A4 BAR/PUB  
TO LET  
1568.27 SQ FT**

\*Fully fitted bar premises arranged over ground floor & basement

**\*Available on a new FRI Lease at £49,000 pa**



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(Ref No. 022869)

**UNDER OFFER**

**CRICKLEWOOD BROADWAY, LONDON NW2  
FULLY FITTED PROMINENT A4 BAR/PUB  
TO LET  
2747.90 SQ FT**

- \*Bar featuring a double height bar area
- \*Includes a mezzanine seating area
- \*The bar is arranged as spacious customer area
- \*Plus a further area with pool table and soft seating
- \*Fitted kitchen & basement housing WC's & large beer cellar
- \*Available on a new 20 year FRI Lease at £60,000 pa**



(Ref No. 022870)

**CRICKLEWOOD LANE, LONDON NW2  
A4 PUBLIC HOUSE/BAR PREMISES  
TO LET  
1033.03 SQ FT**

- \*Extremely wide fronted premises (21 m)
- \*Fully fitted and trading as a bar
- \*Available on a new FRI Lease at £40,000 pa**



(Ref No. 022831)

**REDUCED PREMIUM**

**LEABRIDGE ROAD, LEYTON, LONDON E10  
A3 RESTAURANT  
LEASE FOR SALE  
1332 SQ FT PLUS OUTSIDE SEATING AREA**

- \*2 lock up shops trading as a fully fitted restaurant with 72 covers
- \*The premises benefit from a dance floor with built in sound area
- \*Fully fitted bar, male/female WC's & a fitted kitchen
- \*There is a courtyard to the rear for al fresco dining
- \*Available on a 16 year Lease from 2006 at £29,000 pa**
- \*£125,000 sought for the goodwill, fixtures, fittings & equipment**



(Ref No. 022828)

**REDUCED PREMIUM**

**LODGE LANE, NORTH FINCHLEY, N12  
SUBSTANTIAL PREMISES A1/A2/A3 USE  
LEASE FOR SALE  
APPROX 3,800 SQ FT**

- \*Substantial restaurant premises with 180 covers
- \*Arranged over ground floor & basement
- \*Can be let as a whole or in part
- \*Fully fitted kitchen, function suite, bar & office/storage area in basement
- \*Benefits from air conditioning and full licence until midnight
- \*Available on a new FRI Lease for a term of 15 years at £75,000 pa**
- \*Premium of £50,000 sought**



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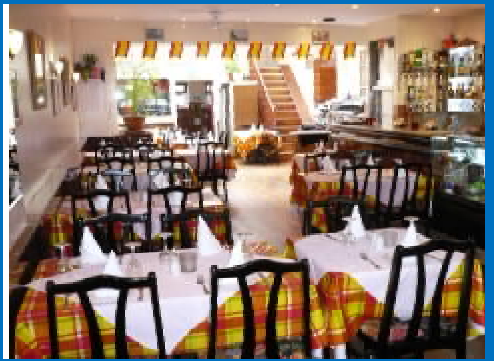
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(Ref No. 022815)

**REDUCED PRICE**

**NORTHFIELDS AVENUE, EALING, LONDON W5  
ESTABLISHED RESTAURANT  
LEASE FOR SALE  
1429 SQ FT**



- \*Long established restaurant with 60 covers
- \*Arranged over ground floor & basement with mezzanine storage
- \*The premises are fitted to a high standard
- \*Air conditioning, GCH, fully fitted bar, WC's & large well fitted kitchen
- \*Available on a new FRI Lease at £32,000 pa
- \*Premium offers invited for the goodwill, fixtures, fittings & equipment

(Ref No. 022683)

**UPPER TULSE HILL, LONDON SW2  
FREEHOLD EX PUBLIC HOUSE  
CONSIDERED SUITABLE FOR D1 PURPOSES  
FOR SALE  
APPROX 5,468 SQ FT INCLUDING 4 BEDROOM FLAT**



- \*Detached former purpose built public house
- \*Planned on lower ground, ground and 1<sup>st</sup> floors
- \*The property features a front car park
- \*1<sup>st</sup> floor 4 bedroom flat, large lower ground floor area & the original pub/bars on the ground floor
- \*The existing use is A3, but the property is considered suitable for alternative D1 uses (STP)
- \*Offers invited in excess of £600,000 for the **Freehold** interest

(Ref No. 022657)

**PRATT STREET, CAMDEN NW1  
A3 RESTAURANT WITH 28' FRONTAGE  
LEASE FOR SALE  
823.30 SQ FT**



- \*Restaurant arranged over ground floor and basement
- \*20 covers on the ground and a further 16 on the terrace/forecourt
- \*Held on a 15 year rolling FRI Lease at £28,300 pa
- \*£159,000 is sought for the goodwill, fixtures, fittings & equipment

(Ref No. 022630)

**HIGH STREET, SITTINGBOURNE, KENT ME10  
VERSATILE PREMISES WITH LIVING ACCOMMODATION  
A1/A2/A3(RESTAURANT)/B1/D1 (Medical)  
TO LET  
3,101 SQ FT**



- \*High Street building arranged over 3 floors
- \*Variety of potential uses, including retail, office, medical & **restaurant use**
- \*The 2<sup>nd</sup> floor comprises a self-contained 1 bed flat
- \*Available on a new FRI Lease at £25,000 pa including the flat.

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(Ref No. 022633)

**REDUCED PREMIUM**

**BROADWAY PARADE, CROUCH END, LONDON N8  
ESTABLISHED INDIAN RESTAURANT PLUS 2 FLATS  
LEASE FOR SALE  
732.73 SQ FT**

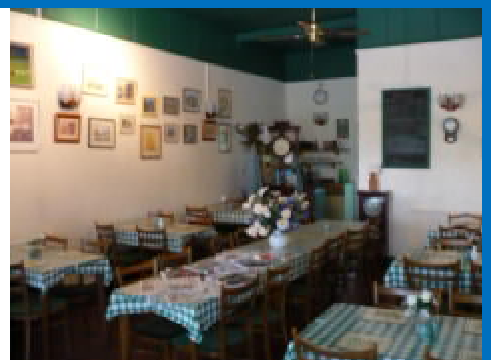
- \*Restaurant with 40 covers, fully fitted bar & kitchen
- \*The upper part comprises of 2 one bedroom flats on 1<sup>st</sup> & 2<sup>nd</sup> floor
- \*Once the income from the residential is taken into account the net rent payable for the restaurant is approx £8,120 pa
- \*Held on a 15 year FRI Lease from September 2008 at £30,000 pa
- \*£60,000 is sought for the benefit of this Lease, including goodwill, fixtures, fittings & equipment.



**UNDER OFFER**

**TOTTERIDGE LANE, LONDON, N20  
A3 PREMISES WITH LOW RENT  
LEASE FOR SALE  
572 SQ FT**

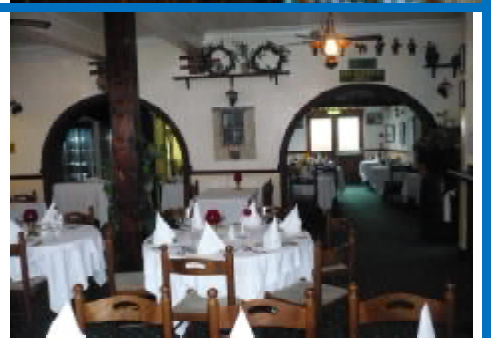
- \*Long established restaurant in need of some modernisation
- \*With extension potential
- \*Currently arranged with 40 covers
- \*Held on a 20 year FRI Lease from 2001 at £8,500 pa
- \*£120,000 sought for Lease, goodwill, fixtures, fittings & equipment



**REDUCED PREMIUM**

**HIGH STREET, POTTERS BAR, HERTS  
A3 RESTAURANT WITH RESIDENTIAL ACCOMMODATION  
LEASE FOR SALE  
1738 SQ FT**

- \*Well known and long established restaurant
- \*With 70 covers, plus room for more
- \*Held on a 25 year FRI Lease from February 1994 at £25,000 pa
- \*£150,000 sought for the goodwill, fixtures, fittings & equipment



This is just a small sample of some of the properties we have available and it is best to check with us on a regular basis, as new instructions are being taken daily. All prices quoted are subject to contract and all measurements are approximate. These details are produced in good faith but must not be relied upon and purchasers should make their own enquires and seek professional legal assistance.

Please contact CLARIDGES COMMERCIAL ON 0845 205 0007 – Email: [abc@claridges-commercial.co.uk](mailto:abc@claridges-commercial.co.uk).

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