

82 Aldermans Hill
Palmers Green
London
N13 4PP

Well Known Local Restaurant To Let

£40,000 Per annum

Situated on Aldermans Hill a busy mixed use parade, close to Southgate Green, overlooking Broomfield Park with views over the London skyline. Palmers Green overground station a short walk away.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

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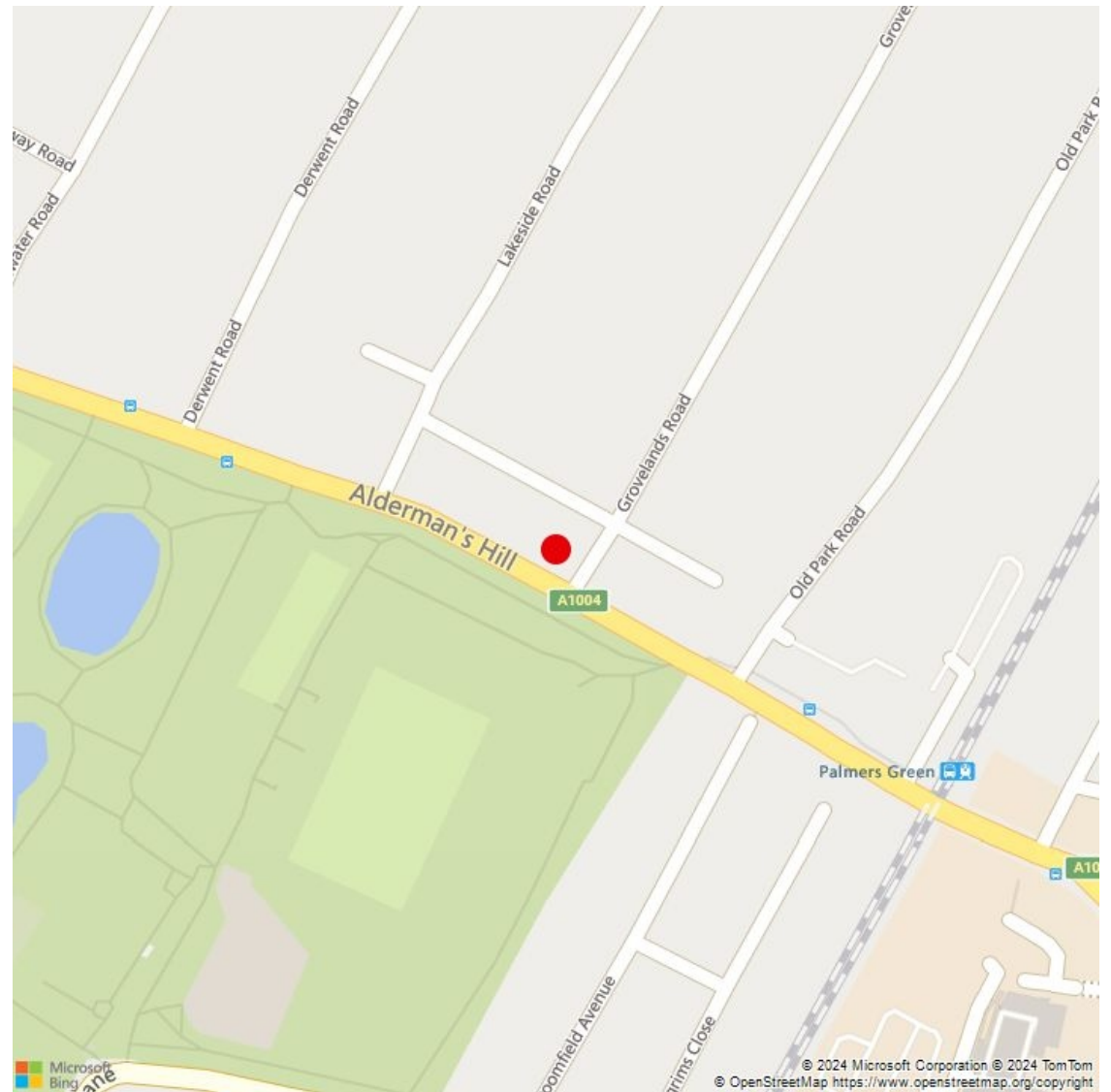
Description

Probably the best know Indian Restaurant in the area.

Frontage 16'8 approx. 1700 sq.ft. approx. Main restaurant area of 57'4 depth approx. Well presented with some interesting features.

Male and female w.c, well presented fitted commercial kitchen. Staff wc and rear exit onto service road.

New lease terms to be agreed.



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Rent

£40,000 per annum

Premium

Offers Invited



Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Each side to bear their own legal fees



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Rates

Rateable value - £ 20,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

EPC

Shop - Energy Rating B - Valid Until 2034

VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

Viewing

Via the owners sole agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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