



**Contact Us:**  
02072 490272

**E-mail us:**  
sales@michaelnaik.com

**Visit our website:**  
www.michaelnaik.com

**£16,000 PER ANNUM**

- A3 Restaurant Premises
- 467 Sq. Ft
- Outdoor Seating
- Premium - £45,000
- Assignment of Lease
- Neighbourhood Location



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





# About The Property...

This is an highly desirable restaurant space , nestled within the vibrant and eclectic neighbourhood of Highbury, seating with further seating to the front exterior, the restaurant has been fitted to a very good level and offered in " turn key " condition in our opinion, for an incoming restaurant operator to come in.

Internally offers 467 sq. ft , with wall to wall seating providing 26 covers internally and view of full working kitchen, with customer WC to the rear, and a further 20 seats to the outside space to the front of the premises.

## Key Information

Premium - £45,000

Use Class - A3 under existing lease

Lease Term - 16 years from 2nd February 2018

Rent Deposit - 3 Months

NO RENT FREE OPTION

Rent Review - next review February 2026

Incoming tenant must provide personal guarantee

