

London N10 - 43 Muswell Hill Road N10 3JB  
Restaurant to Rent / Business for Sale



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





# London N10 - 43 Muswell Hill Road N10 3JB

## Restaurant to Rent / Business for Sale



### Property Features:

- Comprises ground floor restaurant/pizzeria
- Comes fully furnished as seen on pictures
- Rated 5/5 stars on Google
- VAT is NOT applicable to this property
- Total area size 60 sq m (645 sq ft)
- Located on a retail parade serving the surrounding residential area with great vehicular traffic between A1 and Muswell Hill high street
- Nearby occupiers include convenience store, kitchen showroom, hardware shop and training studio, amongst others

### Property Description:

Comprises mid-terrace ground floor shop trading as a restaurant pizzeria, providing the following accommodation and dimensions:

Ground Floor: 60 sq m (645 sq ft)

Open plan seating area (14-16 covers), Kitchen, Storage, WC



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### Terms:

**Lease Assignment:** Available on the following terms:

**Premium:** £80,000 (Including all fixtures and fittings)

**Term:** 15 Years from 20<sup>th</sup> September 2021

**Rent:** £480.76 per week (PCM: £1,666.67)

**Payment Frequency:** Quarterly in advance

**Rent Review** (Open market): 20<sup>th</sup> September 2026 & 2031

**Deposit:** £5,000

### Rateable Value:

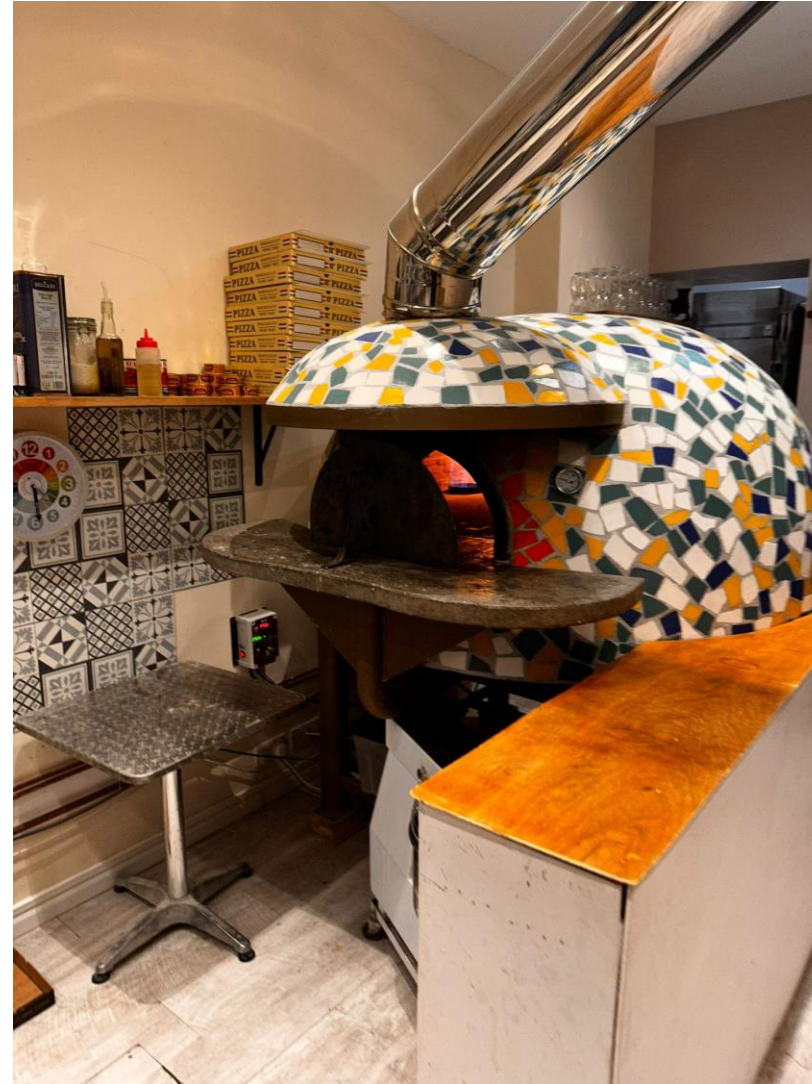
Rateable Value - £14,000

Rates Payable - £6,000\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.





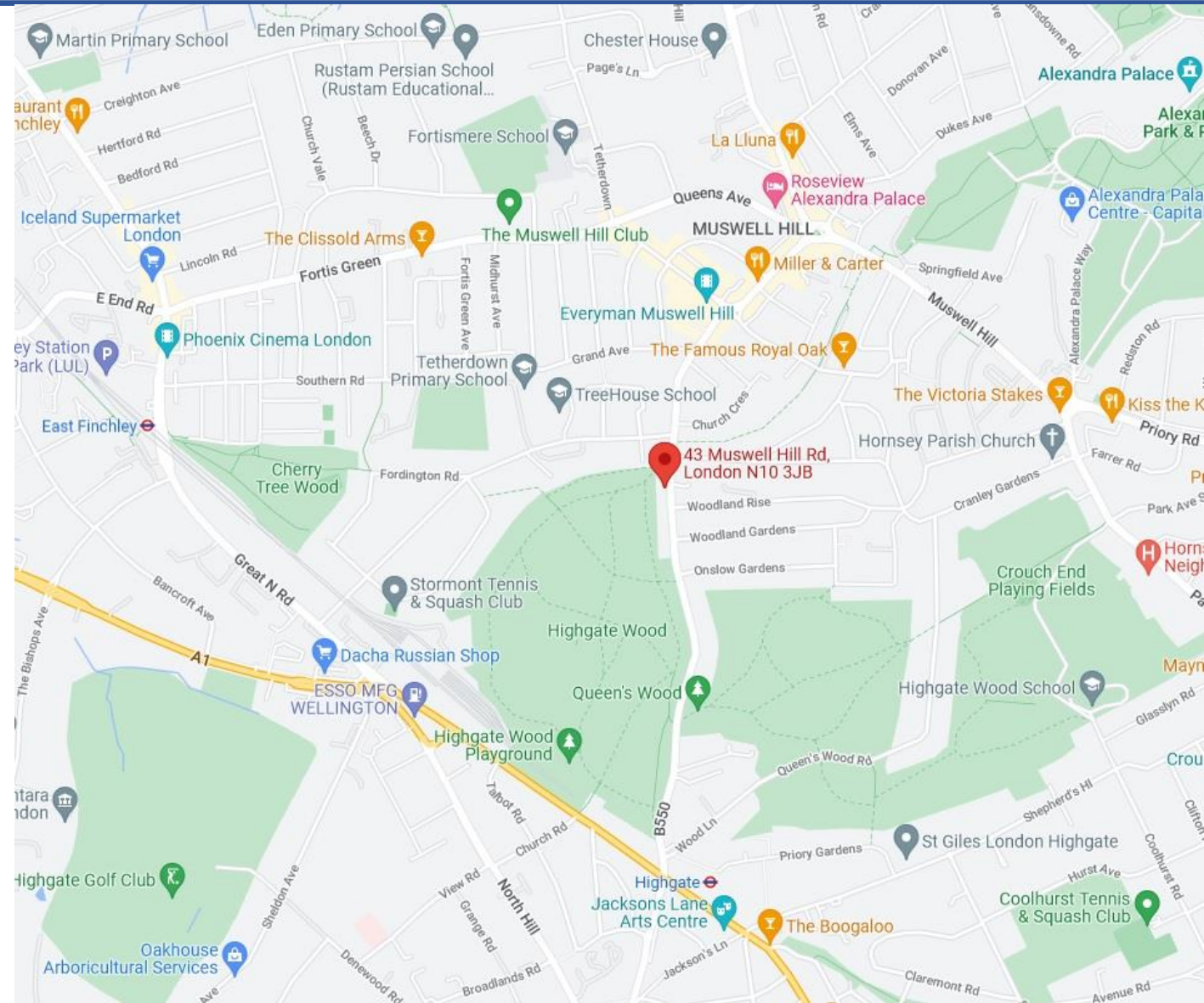
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### Location:

Muswell Hill is a suburban district of the London Borough of Haringey, north London. The property is located on a retail parade serving the surrounding residential area with great vehicular traffic between A1 and Muswell Hill high street. Nearby occupiers include convenience store, kitchen showroom, hardware shop and training studio, amongst others.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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