



PETERMANS  
LOCAL PROPERTY EXPERTS



RaRa's Corner  
246 Station Road  
Edgware  
HA8 7AU  
RESTAURANT  
LEASE FOR SALE

- Prime town centre location
- Fully fitted restaurant
- Long lease
- Available immediately
- 60+ covers
- Neutral décor
- Fold back doors to pavement

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### **LOCATION**

Prime location in Edgware at the corner of Station Road on and Peshurst Gardens with Hale Lane and Edgwarebury Lane. This is an excellent corner with excellent visibility to the premises. It is in the heart of Central Edgware, a few minutes walk from Edgware Bus and Train Station and the multiple commercial and residential amenities.

### **DESCRIPTION**

The property has been completely refurbished and fully fitted to a high standard in the past 2 years and is licensed until 2am. There are 60 + internal covers with space to increase, fully fitted bar area, pizza oven and prep area, fully fitted kitchen and wash area, separate WC's and store room. The premises also has air conditioning/heating. There are fold back frontages onto Station Road and allow for al fresco dining to the pavement frontage. The premises are ready to trade.

### **AREAS**

Total area 1547 sq ft (143.76 sq m)





## **TERMS**

**LEASE :** Held on a full repairing and insuring lease with 14 years remaining at £36,000 pa with 5 yearly rent reviews. Tenants will be required to pay a £30,000 rent deposit.

**RENT:** £36,000 pa exclusive subject to contract + VAT (if applicable)

**RENT DEPOSIT: £30,000**

**PREMIUM:** Offers in the region of £150,000 stc

**SERVICE CHARGE: TBC**



## **PREMIUM**

Offers in the region of £150,000 subject to contract are sought for the goodwill, fixtures, fittings and equipment.

## **BUSINESS RATES**

London Borough of Barnet - Rateable value £27,750. Rates payable are approximately £14,263 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office

## **EPC Band B**









**VIEWING –Strictly by appointment only via Howard Peterman of Petermans 020 8958 5040**  
[howard@petermans.co.uk](mailto:howard@petermans.co.uk)