

PETERMANS
LOCAL PROPERTY EXPERTS



16-17 The Promenade
Edgware
HA8 7JZ
1,600 Sq Ft
Lease for sale

- Corner Plot
- Busy Location
- Close To Station
- 70 Cover
- Restaurant With Additional Outside Seating
- Fully Fitted

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
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DESCRIPTION

This fully fitted restaurant arranged as a pizzeria has an extensive glazed corner frontage and is arranged to provide approx. 70 covers with additional seating on the pavement. There is a kitchen with storage facilities to the rear.

LOCATION

The restaurant occupies a prominent position on the corner of Hale Lane and The Drive, within this increasingly popular area. It is surrounded by numerous shops, supermarkets, restaurants, cafes and independent retailers. It is within a few minutes walk of Edgware Station and the Broadwalk Shopping Centre.



TENURE

The premises are available by way of an assignment of our client's Full Repairing & Insuring lease, granted in July 2019 for 10 years, held inside the security of tenure provisions of the Landlord & Tenant Act 1954.



PASSING RENT

£25,000 per annum exclusive, subject to 5 yearly rent reviews.

PREMIUM

Offers in the region of £100,000 subject to contract.

VAT

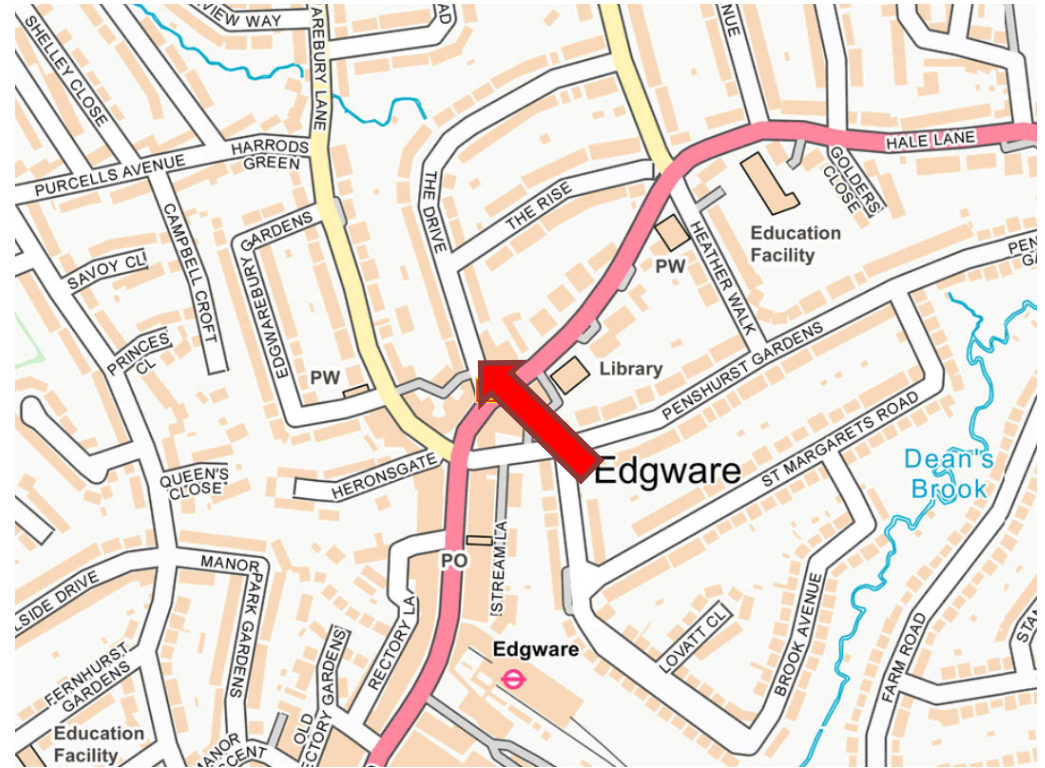
All prices quoted may be subject to VAT if applicable.



PLANNING/LICENCE

The premises benefit from E Class planning use with a premises licence allowing the sale of alcohol until 11pm Monday to Saturday and 10.30pm on Sunday.





**VIEWING – By appointment only via Howard
Peterman of Petermans 020 8958 5040
howard@petermans.co.uk**