



BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



2

Bedrooms



2

Bathrooms

Mantlestates



Mantlestates are pleased to offer this Established & FULLY EQUIPT Busy Fish & Chip Shop/Restaurant/Takeaway & 2 Bedroom Maisonette included. Located on Busy Parade in Cockfosters & Very Near to Cockfoster Tube. Established for 25 years and benefitting with a development of over 220 new apartment\'s completing soon & potential further developments in the area. Separate Takeaway area & 46 Seater Restaurant area.

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15 Year Lease with next rent review 2030.

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Rent for the whole Building (Restaurant, takeaway & 2 Bedroom Maisonette): £45,000

RENT: £45,000 per annum for the whole building

2 BEDROOM MAISONETTE is LET

LEASE REMAINING: 15 years

NEXT RENT REVIEW: 2030

SHOP AREA: 141 square meters

RATES: £4,000 per annum

PREMIUM: POA

This well-presented Fully equipped airconditioned 46 seater restaurant with bar with liquor licence, mens & ladies WC. Also boasting a takeaway area with all fryers & equipment included. 2 fully equipped kitchens, walk-in cold room & walk-in freezer, rear storage & parking for 2 cars.

Opening Times: 7 days a week. 12.00pm to 10.00pm

RESTAURANT - TAKEAWAY AREA: 50' 00" x 16' 00" (15.24m x 4.88m)

RESTAURANT AREA: Aluminum bi-fold front doors, 46 seater, tiled flooring, stereo system air conditioning, bar area, expresso coffee machine, fridge/cooler. Ladies & Gents WC. TAKEAWAY AREA: Waiting area, serving counter, fryers, bbq area, extraction system, fridge, microwave.

KITCHEN ONE: 11' 10" x 15' 04" (3.61m x 4.67m)

Double sinks, gas grills, preparation area, fridge, cooker.

KITCHEN TWO: 19' 00" x 10' 06" (5.79m x 3.20m)

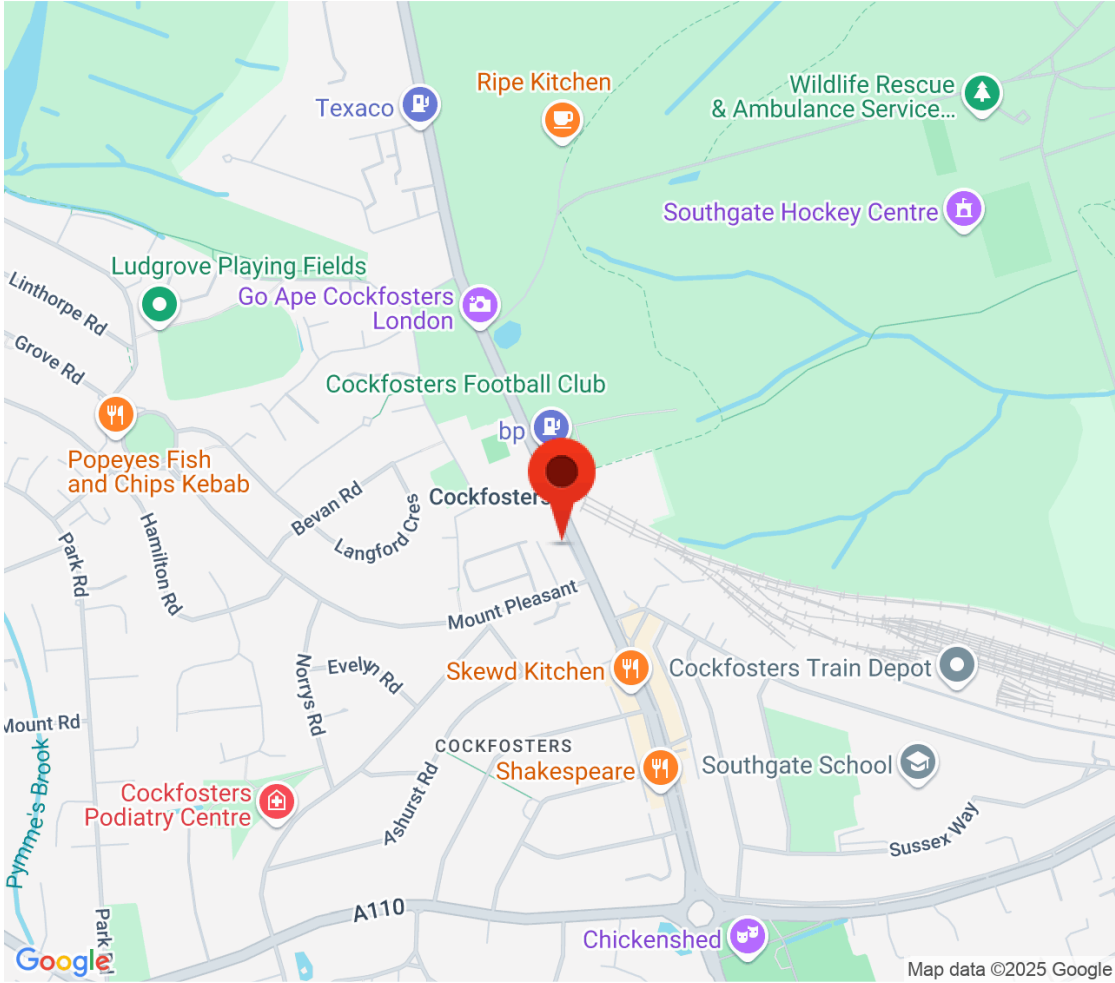
Double sinks, potato cleaning machine, chip machine, walk-in cold room, walk-in fridge.

STORE ROOM: 18' 00" x 6' 00" (5.49m x 1.83m) Storage.

REAR: Parking for 2 cars.

MAISONETTE:

2 Bedroom Maisonette, details to follow. EPC rating 61D potential 73c



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

55 This is how energy efficient the building is.

WWW.EPC4U.COM

