



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£45,000 pa**

**Cockfosters Parade, Cockfosters EN4 0BX**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 2**

**FISH & CHIP SHOP**

**RESTAURANT - TAKEAWAY &  
SEPERATE 2 BED  
MAISONETTE**

**ESTABLISHED 25 YEARS**

**LOCATED ON POPULAR  
PARADE IN COCKFOSTERS**

**COMES FULLY EQUIPT**

**RENT: £45**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this Established, 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 apartments completing soon & potential further developments in the area. Separate Takeaway area & 46 Seater Restaurant area.

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: Aluminium bi-fold front doors, 46 seater, tiled flooring, stereo system air conditioning, bar area, espresso 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

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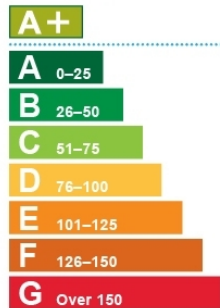






#### Energy Performance Asset Rating

More energy efficient



55 This is how energy efficient the building is.

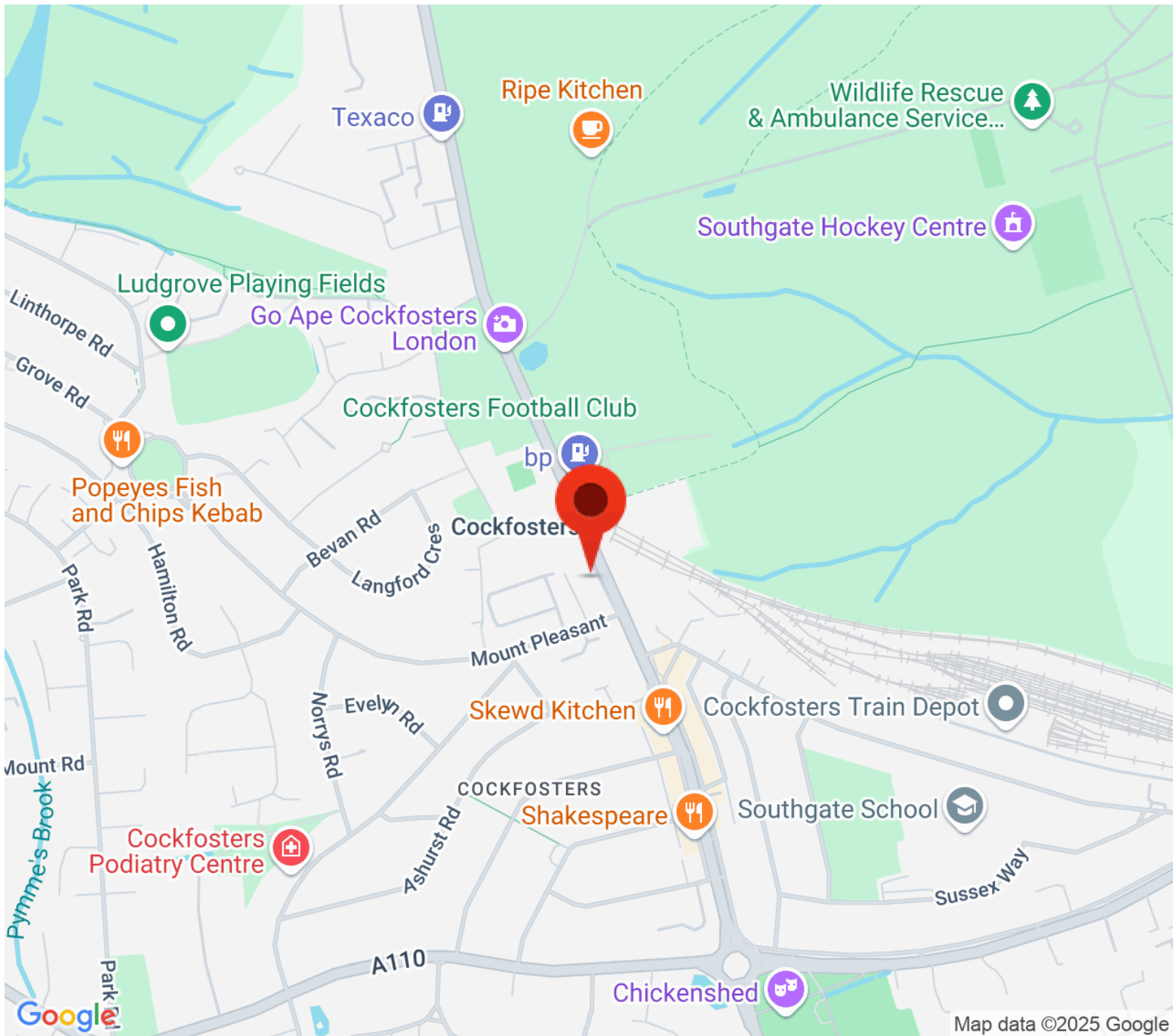
Less energy efficient

WWW.EPC4U.COM

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