



## Crouch Hill, Crouch End N8 £30,000 Subject to contract

A superb Corner restaurant with outside seating occupying a key position along this well-established high street.

The restaurant offers circa 868 sq ft, plus, guest wc, ancillary storage, and staff wc, and boasts : Large restaurant dining to front, with 3.23m high ceilings, period features, and large beautiful windows that fully open, orning to the street with a license for tables on the pavement, and bespoke bar with built-in beer system with underground lines to refrigerated beer kegs



## Property Overview

Eligible for 100% business rate relief

Alcohol license in & off premises - 11am to 11pm 7 days

\* Great Visibility and Passing Trade

\* Modern and Premium Decor

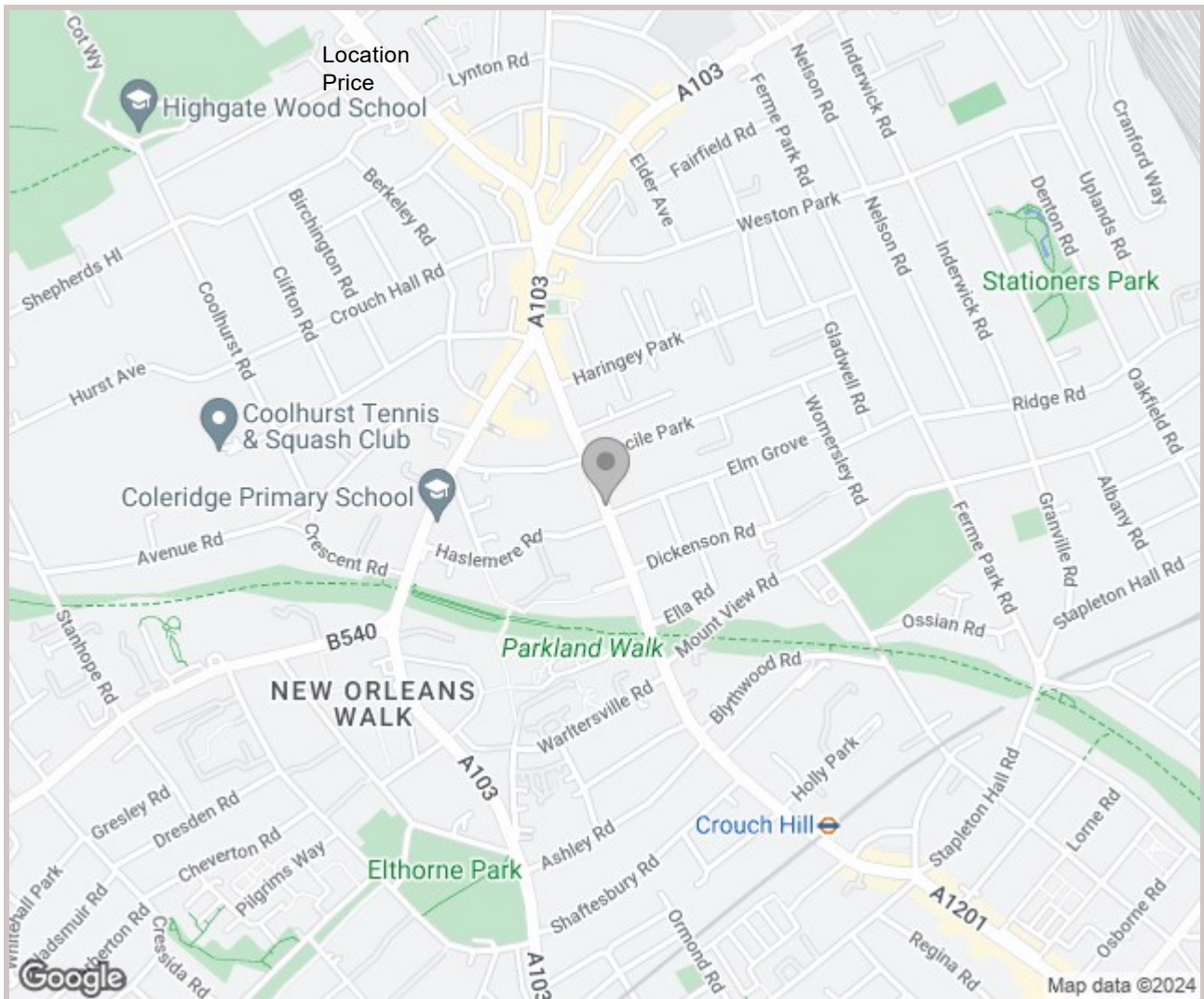
\* Fully Fitted Commercial Kitchens x 2

\* Premises Licence in Place & Outdoor Seating Available

\* Audio system

\* Alarm system & CCTV system

- Furniture & Effects for sale via premium
- Lease Assignment
- Class E
- Wide Shopfront
- 2 Full Kitchen and two entrances
- Available For Immediate Occupation
- Great Transport Links
- Alcohol Licence
- Good Pedestrian Footfall
- Current Rateable Value: 100 % Business Rates reliefs



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).