

Crouch Hill, Crouch End N8 £30,000 Per Annum Subject to contract

A superb Corner restaurant with outside seating that occupies 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. Alcohol license in & off premises - 11am to 11pm 7 days

Two separate fully equipped and extracted modern kitchens

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

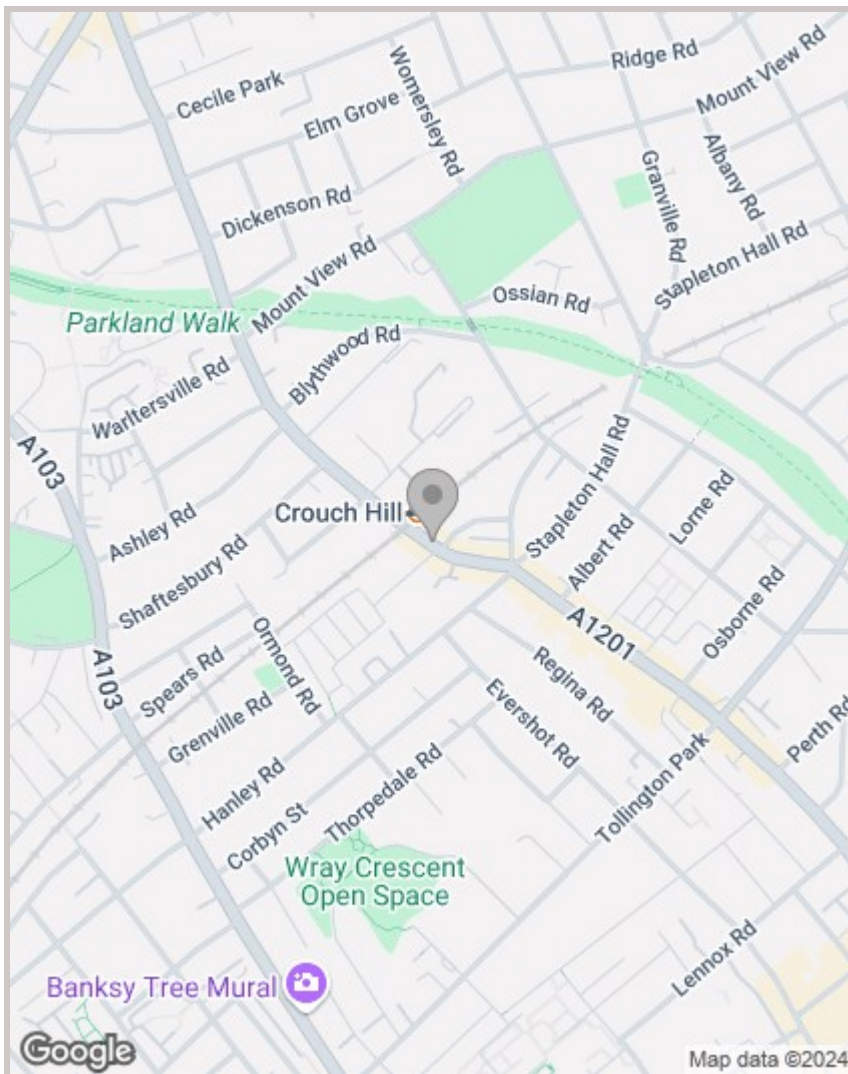
* Fully Fitted Commercial Kitchens x 2

* 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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We are members of



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