



Hampden Square, Southgate, N14 £25,500 Per Annum Subject to contract

Superb trading restaurant that has just undergone a huge investment to create a very well-fitted and equipped restaurant

Occupying a very prominent corner location overlooking the roundabout and arguably the best position in Hamden Square!

Long Lease - £100,000 premium

Approx 600 sq ft over ground floor

Property Overview

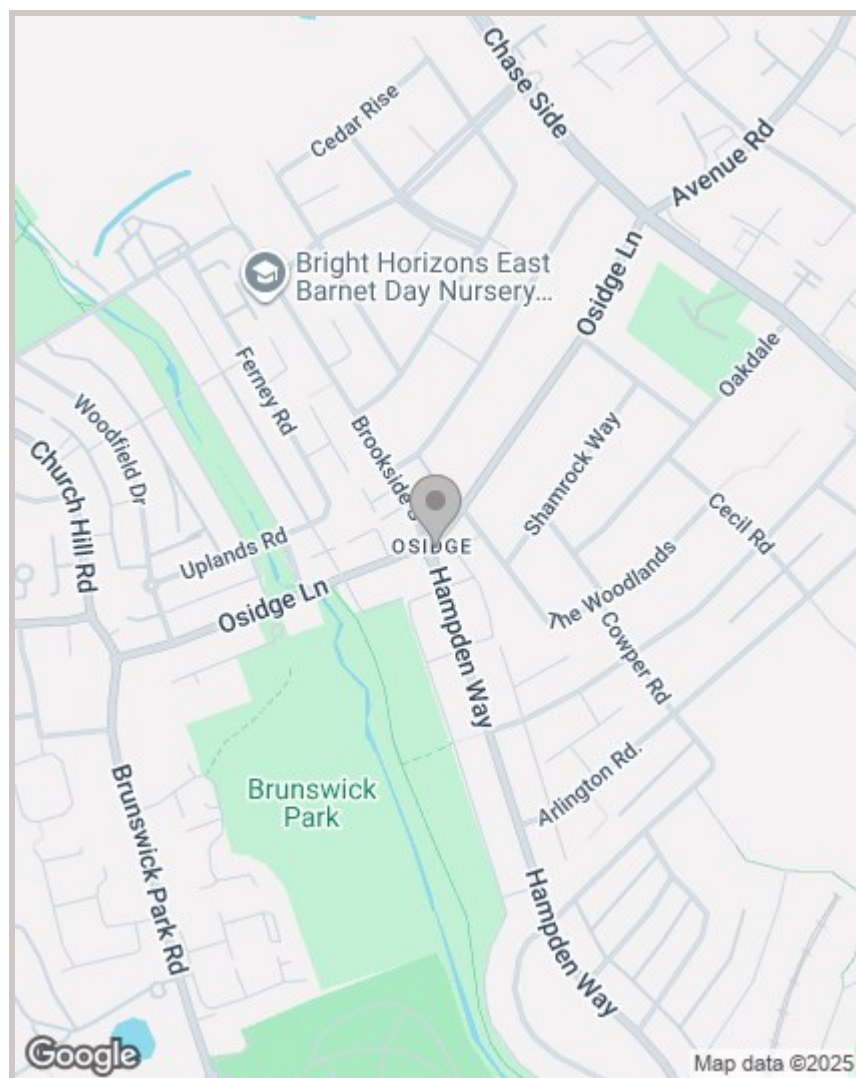
Southgate is an affluent, cosmopolitan North London residential suburb lying around 7 miles north of Central London.

High-quality fit out and signage.

Fully equipped kitchen

Rear Access

- Highly Visible Unit
- Rear Access
- Fully Fitted and equipped kitchen
- Great location
- Available for Immediate Occupation
- Long Lease inside the Act
- Undergone extensive refurbishment
- High Quality Fit-out and Signage
- Excellent Shop Front
- Premium £100,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
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Company Registered number
03513585

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We are members of



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).