



PETERMANS
LOCAL PROPERTY EXPERTS



Freehold Restaurant Investment with flat for sale

**313 Hale Lane,
Edgware,
HA8 7AX**

- Excellent location in central Edgware
- Ground floor restaurant with self contained access to a 3 bedroom duplex flat.
- Offering active management potential
- Income £44,000 pa
- Reversionary rent
- Offers in excess of £675,000 stc

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LOCATION

The property is located in a prime location on Hale Lane (A5100), in the heart of this busy shopping centre. Edgware Underground (Northern Line) and Bus Station are a short walk away as is the Broadwalk Shopping Centre which is the subject of a planned major redevelopment .

Neighbouring occupiers include NatWest, Tesco Express, Nationwide and numerous multiples and local traders.





ACCOMODATION

The property forms part of this busy parade and is trading as Sami's ,which is a long established Kosher restaurant. This popular restaurant has recently had an extensive re-fit throughout. It is laid out for 72 covers but can be increased

There is access for deliveries via the rear service road plus 1 car parking space

The flat is accessed via a separate external staircase leading to all the flats above the parade.

The flat is a self contained duplex offering 3 bedrooms , reception room, kitchen and bathroom.

There is potential to increase the size of the flat subject to planning.

Floor Areas:

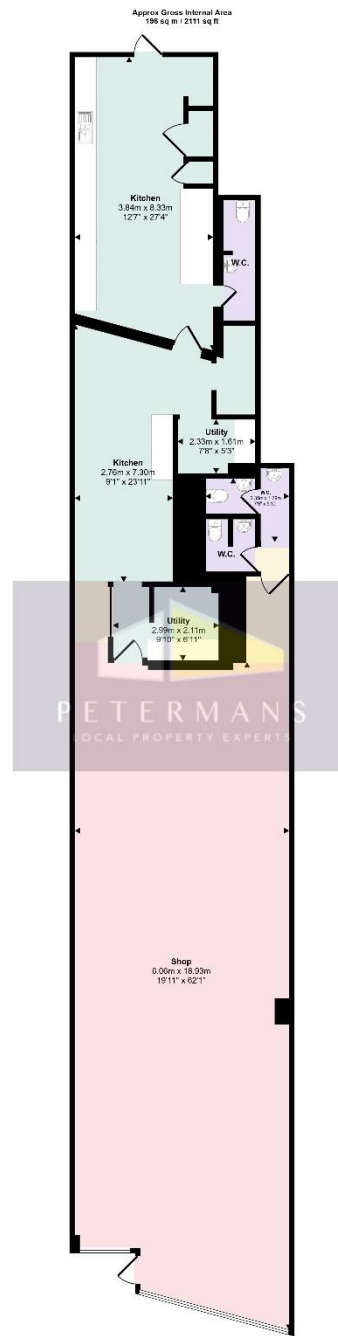
Ground floor total 2111 sq ft (196 sq m) GIA

1908 sq ft (177.31 sq m)NIA

Flat 893 sq ft (83 sq m)







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other area are approximate and no responsibility is taken for any error, omission or mis-statement. Rooms of this size suit as bathroom suites are representative only and may not look like the real thing. Please call Mandy Grayson 0800 000 0000.



Approx Gross Internal Area
83 sq m / 893 sq ft

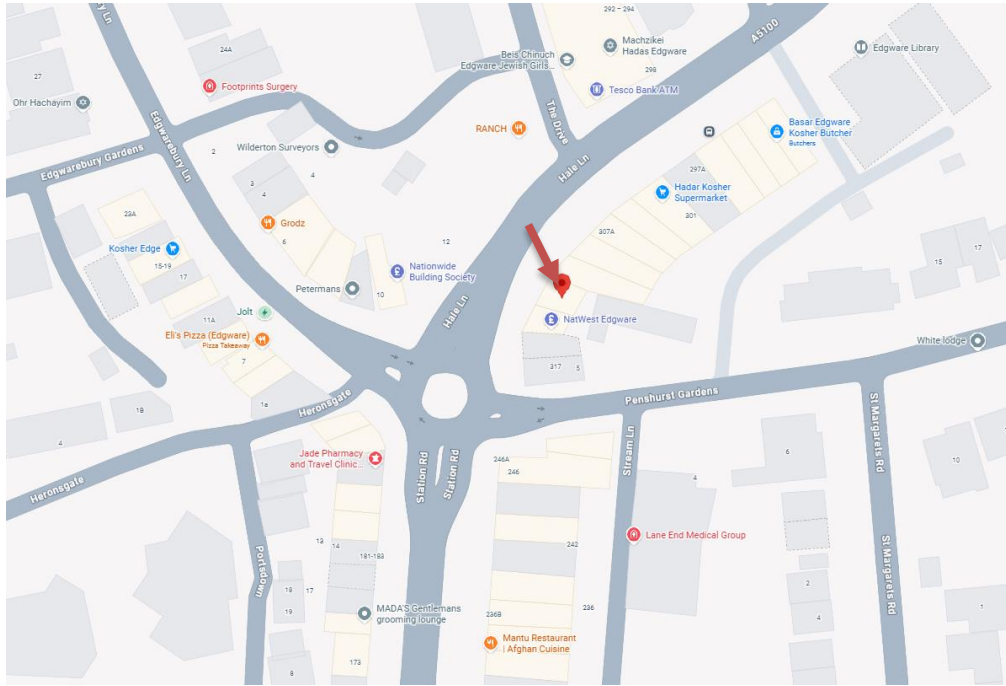


First Floor
Approx 33 sq m / 355 sq ft

Ground Floor
Approx 50 sq m / 539 sq ft

 Denotes head height below 1.5m

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Lease

The property is let on an over-riding lease for 15 years from Dec 2013 to Hale Catering Ltd subject to 5 year reviews . It is inside the 1954 L&T Act. The lease expires in Dec 2028. The flat has been sub-let on a AST

Rent

The review due Dec 2023 was agreed at
 Dec 23 –Dec 24 £42,000 pa
 Dec 24 –Dec 25 £43,000 pa
 Dec 25 onwards £44,000 pa
 Based on recent lettings and reviews and renewals we believe that this rent is reversionary
 EPC – Restaurant – TBA
 Residential – D

Price

Offers are sought in excess of £675,000 subject to contract

Viewings

Strictly by appointment via
 Howard Peterman of Petermans on
 020 8958 5040 or 07973 224048

howard@petermans.co.uk

