



PER ANNUM

£72,000 Per Annum

Green Lanes

London, N4 1JX

LOCATION

The property is located on the East side of Green Lanes on the Harringay Ladder. The property is easily accessed by a variety of bus routes and is within 7 minutes walking distance to Haringey Green Lanes Overground (0.3 miles) or 14 minutes walking distance to Turnpike lane Underground (0.6 miles).

Situated in a prime location, this property benefits from high foot traffic and excellent visibility, making it ideal for attracting customers and increasing brand exposure. The surrounding area is known for its restaurant and nationwide chains providing the perfect setting for a retail business to thrive.

DESCRIPTION

The property occupies the ground floor of this mid-terrace building. The property was most recently occupied by an Turkish Restaurant and is in a very good state. The first kitchen area, comprising of a charcoal grill, shawarma grill and extraction along with fryers and display fridges are located at the front by the entrance, which allows great access for takeaway and pick-up accessibility. This leads to the modern and open plan 80-100 seater dining area. this area benefits from a skylight allowing natural light all the way through the space. The unit further benefits from a second kitchen at the rear which is fully equipped with ring burners, ovens, walk-in fridges and a walk-in freezer, extraction and fryers.

The separate WC's are located at the rear left of the unit.

Premium sought for fixtures, fittings, location and new lease - Offers Invited

ACCOMMODATION

Gross Internal Area: 3,359 Sq ft (312.02 Sq M)

AMENITIES

Floor to ceiling glass window display

3 Phase power

Open plan

Separate Male, Female and Disabled WC

Fully fitted Kitchen

Skylight

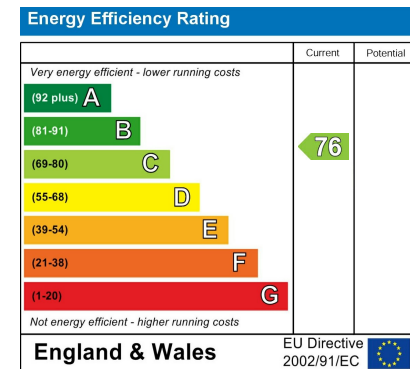
Tiled Floors

TERMS

New 20 year FRI (Full Repairing and Insuring) Lease, terms to be negotiated.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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