



84 Stroud Green Road, Finsbury Park N4 3EN



Area
979 sq ft



Rent
Passing rent £27,500 per annum



Price
£400,000

LOCATION

This location benefits from numerous restaurants and bars, the Park Theatre and independent cinemas as well as a number of individual traders and boutique style premises.

Close to Crouch Hill overground, Finsbury Park station, numerous bus routes, the Parkland Walk and Central London

DESCRIPTION

Freehold investment for sale. The property is a well-established popular Caribbean restaurant which benefits from an existing alcohol license. The restaurant consists of an open-plan seating area which leads into a bar/serving area, kitchen, W/C and storage .

The flats above will be granted new long term leases upon completion at a nominal ground rent.

TERMS

The property is let by way of ten year FR&I lease dated 24th October 2015 for a period of ten years at a passing rent of £27,500 per annum paid monthly in advance.

The rent review due in October 2020 has not been implemented. The tenant is Lulus Cuisine Limited and there is a personal guarantor.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

RATES

According to the Valuation Office, the Rateable Value for the ground floor is £15,000 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Haringey.

EPC

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For further information please contact:

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