

Draft Particulars Only

*Restaurant/Take Away Premises
Lease For Sale*

**HAMPDEN SQUARE
SOUTHGATE
N14 5JN**



Location:

Situated on a prominent commercial parade, nearby retailers include Tesco's, Pizza Hut Delivery, Domino's as well as a number of independent retailers and restaurants.

Description:

Occupying a prominent corner location overlooking the roundabout and probably the best location on Hampden Square a completely refurbished a restaurant and takeaway, benefitting from new shopfront, fitted open kitchen, 16 covers and rear access.

The property has been trading as a restaurant open 7 days a week (Evening trade only). Potential exists to extend opening and trading hours.

Inventory available upon request.

Available by way of an assignment over the existing FR&I Lease.

An early viewing is strongly advised.

TERMS:

- Rent:** £25,500pax Subject to Contract
- Lease:** Lease Assignment of 10 year lease from 2025, approx 9 years remain.
- Premium:** Offers sought in region of £75,000 for fixyures, fittings and goodwill.
- Business Rates:** Rateable Value for 2025/26 is currently £12,750 pa
All interested parties should make their own enquiries either via London Borough of Barnet or via www.voa.gov.uk.
- EPC:** B (45) Rating, valid until 12/10/35
- Legal Costs:** Each party to be responsible for their own legal costs.
Ingoing tenant to be responsible for Landlords assignment costs.
- Anti-Money Laundering:** In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.
- Viewing:** Strictly by appointment only through owners Agents:
Grovelands 020 8731 9777 www.grovelands.net

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