

***Draft Particulars Only***

*Restaurant/Take Away Premises  
Lease For Sale*

**68 GREYHOUND HILL  
LONDON  
NW4 4JB**



**Location:**

Situated in a prime position at junction of Watford Way(A41) and Greyhound Hill offering high visual exposure to passing traffic. Within easy reach of Hendon Central and Colindale underground stations. Middlesex University campus is also within easy reach.

**Description:**

A ground floor premises approx. 680sqft trading as a restaurant/takeaway, benefitting from fitted kitchen plus ancillary storage and rear access.

The property is available by way of an assignment of existing 12 year lease from 2023, approx. 9 years remaining, with 5 year rent review pattern.

**An early viewing is strongly advised.**

**TERMS:**

**Rent:** £17,800pax Subject to Contract

**Lease:** Lease Assignment of 12 year lease from 2023.

**Premium:** Offers sought in region of £40,000 for fixyures, fittings and goodwill.

**Business Rates:** Rateable Value for 2025/26 is currently £14,500 pa  
All interested parties should make their own enquiries either via London Borough of Barnet or via [www.voa.gov.uk](http://www.voa.gov.uk).

**EPC:** TBA

**Legal Costs:** Each party to be responsible for their own legal 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](http://www.grovelands.net)

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