

Restaurants, Catering & Pubs

September 2017

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AVAILABLE LEASEHOLD

<p>EC1V</p>	<p style="text-align: center;">New Instruction Prime Location A3 Restaurant – Lease For Sale <u>Camden High Street</u></p> <p>Location: The property is prominently located on the corner of Old Street & Whitecross Street. The area is highly populated with offices and is well served with many retailers, restaurants, coffee shops and pubs. Transport facilities are convenient as both Old Street (Northern Line) and Barbican (Circle, Metropolitan and Hammersmith & City Lines) Underground Stations are within walking distance. Numerous buses also serve the area. Description: The property comprises a fully fitted ground floor restaurant with kitchen and additional storage in the basement. Lease: Assignment of a FRI Lease Total Area: 1,216 Sq Ft (113 Sq M) Rent: £50,000 pax Premium: £200,000 for the benefit of the Lease and all fixtures and fittings.</p>	
<p>NW1</p>	<p style="text-align: center;">Premium Reduced Prime A3 Unit – Just Off Camden High Street <u>Bayham Street, Camden Town</u></p> <p>Location: The premises are conveniently located on Bayham Street, close to its junction with Pratt Street. The centre of Camden Town with all its attractions, shops, restaurants, pubs and Camden Market is within easy walking distance as is Camden Town Underground Station (Northern Line). Numerous bus routes also serve the area. Description: The premises comprise a ground floor A3 unit with kitchen & WC facilities to the rear. Lease: Assignment of a FRI Lease Total Area: 517 Sq Ft (48 Sq M) Rent: £18,000 pax Premium: £55,000 for the benefit of the Lease and all fixtures and fittings.</p>	
<p>NW3</p>	<p style="text-align: center;">Premium Reduced A3 Restaurant - Business For Sale <u>Haverstock Hill, Belsize Park</u></p> <p>Location: This property is situated amongst a range of prime shops within this affluent area. Other occupiers in the immediate vicinity include Pizza Express, Starbucks, Costa, Giraffe, Boots and NatWest. Transport links are excellent with Belsize Park Underground Station (Northern Line) being opposite the subject premises. Numerous buses also serve the area. Description: The property comprises a ground floor, fully fitted A3 restaurant with additional storage and WC facilities to the rear. Also there is outside seating area at the front of the premises. Lease: Assignment of a FRI Lease Total Area: 581 Sq Ft (54 Sq M) Rent: £35,500 pax Premium: £200,000 for the benefit of the Lease and all fixtures and fittings.</p>	
<p>NW3</p>	<p style="text-align: center;">A3 Licence Restaurant For Sale <u>Fleet Road, Hampstead</u></p> <p>Location: The property is located on Fleet Road, close to its junction with Pond Street. The Royal Free Hospital and Hampstead Heath are in the immediate vicinity. Transport facilities are excellent with Hampstead Heath Station (London Overground) within walking distance. Numerous bus routes also serve the area. Description: The premises comprise of a ground floor A3 unit currently trading as an Indian Restaurant, benefitting from full licensing. Lease: Assignment of a FRI Lease Total Area: 829 Sq Ft (77 Sq M) Rent: £20,000 pax Premium: £130,000 for Client's goodwill and all fixtures & fittings</p>	





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<p>NW5</p>	<p style="text-align: center;">Available For Retained Clients Only Restaurant / Takeaway for Sale <u>Tufnell Park</u></p> <p>Location: The premises are located on this busy shopping parade on Fortess Road, close to its junction with Brecknock Road & Dartmouth Park Road and very close to Tufnell Park Underground Station (Northern Line). Local occupiers include Costa Coffee, Pizza Hut, Sainsbury's Local and William Hill.</p> <p>Description: The premises comprise a ground floor and basement restaurant/takeaway which has been trading for 19 years.</p> <p>Total Area: 678 Sq Ft (63 Sq M)</p> <p>Lease: Assignment of a FRI Lease</p> <p>Rent: £21,000</p> <p>Premium: £75,000 for the benefit of the Lease and all fixtures and fittings.</p>	<p style="text-align: center;">CONFIDENTIAL</p>
<p>NW8</p>	<p style="text-align: center;">Premium Reduced Prime Location – A3 Lease for Sale <u>Blenheim Terrace, St John's Wood</u></p> <p>Location: The premises are situated on the North side of Blenheim Terrace, just off the famous Abbey Road, being in the heart of this highly affluent residential area. Transport facilities are convenient with St John's Wood Underground Station (Jubilee Line) close by and numerous bus routes serving the area.</p> <p>Description: The premises comprise of a ground floor cafe with basement kitchen & WC facilities, and with additional outside seating in the front paved area.</p> <p>Total Area: 1,390 Sq Ft (129 Sq M)</p> <p>Lease: Assignment of a FRI Lease</p> <p>Rent: £21,000 pax</p> <p>Premium: £100,000 for the benefit of the Lease and all fixtures & fittings.</p>	
<p>N5</p>	<p style="text-align: center;">New Instruction A3 Lease For Sale <u>Highbury Park, Islington</u></p> <p>Location: The premises are very conveniently located on Highbury Park, within a parade of shops close to Blackstock Road and within the vicinity of the Emirates Stadium. Transport facilities are good with Arsenal Underground Station (Piccadilly Line) within walking distance. Numerous bus routes also serve the area.</p> <p>Description: The premises comprise a ground floor A3 unit with additional storage in the basement.</p> <p>Total Area: 1,103 Sq Ft (102.5 Sq M)</p> <p>Lease: Assignment of a FRI Lease</p> <p>Rent: £35,000 per annum exclusive</p> <p>Premium: £100,000 for the benefit of the Lease, Client's goodwill and all fixtures & fittings.</p>	
<p>N7</p>	<p style="text-align: center;">A3 Lease for Sale No Premium <u>Seven Sisters Road</u></p> <p>Location: The premises are situated on the South East side of this busy thoroughfare, amongst many local and national retailers. Nearby occupiers include Tesco Express, Poundland, Clarks Shoes, Peacocks and Costa Coffee. Transport links are convenient with Finsbury Park Station (National Rail & London Underground Piccadilly Line) being within 10 minutes' walk. Numerous buses also serve the area.</p> <p>Description: The property comprises a ground floor Asian Restaurant with kitchen, storage and WC premises.</p> <p>Lease: A new FRI Lease</p> <p>Total Area: 1,084 Sq Ft (101 Sq M)</p> <p>Rent: £30,000 pax</p>	





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<p>N7</p>	<p style="text-align: center;">New Instruction Prime Location Restaurant to Let – New Lease Holloway Road</p> <p>Location: The property is prominently located on Holloway Road close to its junctions with Seven Sisters Road & Tollington Road. Holloway Road Underground Station (Piccadilly Line) is within few minutes' walk and numerous buses serve the area. Local occupiers in the immediate vicinity include Marks & Spencer, Boots, New Look, Costa Coffee, Coral and Burger King.</p> <p>Description: The premises comprise a ground floor Indian Restaurant with a bar, fully fitted kitchen, further storage and WC facilities.</p> <p>Total Area: 2,126 Sq Ft (197.5 Sq M)</p> <p>Lease: A new FRI Lease</p> <p>Rent: £80,000</p> <p>Premium: £150,000 for the benefit of the Lease, Client's goodwill and all fixtures & fittings.</p>	
<p>N10</p>	<p style="text-align: center;">Restaurant/Bar Premises (A3/A4 Use) With Residential Upper Parts Lease for Sale Muswell Hill Broadway</p> <p>Location: The property is prominently located on Muswell Hill Broadway amongst the multitude of amenities to include shops, restaurants and bars of this highly sought-after area of London. Occupiers in the vicinity include Franco Manca, Pizza Express, Café Nero, Costa Coffee and Boots. Transport facilities are convenient with regular buses to Highgate (Northern Line) and Finsbury Park (Victoria & Piccadilly Lines) Underground Stations as well as other parts of the city.</p> <p>Description: The property comprises a late night bar/nightclub on ground floor & basement with residential upper parts.</p> <p>Total Area: 1,615 Sq Ft (150 Sq M) + residential</p> <p>Lease: Assignment of a FRI Lease</p> <p>Rent: £41,000 pax</p> <p>Residential Income: £42,000 per annum</p> <p>Premium: £300,000 for the benefit of the Lease and all fixtures and fittings.</p>	
<p>N14</p>	<p style="text-align: center;">No Premium Restaurant To Let – New Lease Cannon Hill, Southgate</p> <p>Location: The property is located on Cannon Hill in Southgate close to its junction with Arnos Grove, High Street and The Mall. The area is well served with local retailers, restaurants and pubs. Transport facilities are convenient with Southgate (Piccadilly Line), Arnos Grove (Piccadilly Line) and Palmers Green (National Rail) Stations nearby. Numerous bus routes also serve the area.</p> <p>Description: The unit comprises a ground floor restaurant with WC facilities. The unit has traded as an Italian Restaurant for several years however would suit a number of alternative cuisines.</p> <p>Total Area: 1,227 Sq Ft (114 Sq M)</p> <p>Lease: A new FRI Lease</p> <p>Rent: £30,000 pax</p>	
<p>N15</p>	<p style="text-align: center;">2 x Prominent A3 Units To Be Let As A Whole or Separately High Road, Tottenham</p> <p>Location: The property is located in a prime location on High Road, at its junction with Monument Way and Philip Lane. The area is well served by retailers, cafes, pubs & restaurants. Transport facilities are convenient with Seven Sisters (Victoria Line, London Overground) and Bruce Grove (London Overground) stations nearby. Numerous bus routes also serve the area.</p> <p>Description: 2 x Ground Floor Commercial Units form part of this new commercial & residential building in Tottenham currently under construction.</p> <p>Lease: A new FRI Lease</p> <p>Total Area: 1,227 + 1,351 Sq Ft (114 + 125.5 Sq M)</p> <p>Rent: £35,000 + £40,000 pax</p>	

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<p>W12</p>	<p style="text-align: center;">Restaurant Premises With Outside Seating To be Let Thorpebank Road, Shepherd's Bush</p> <p>Location: Situated on a predominantly residential street located off the bustling main commercial district of Uxbridge Road lies this attractive and fully refurbished single story restaurant unit. Transport facilities are good with a regular bus service running from Uxbridge Road to the Westfield Shopping Centre & city centre with free on street parking after 5pm (one of the only streets locally without evening parking restrictions). Description: A single storey restaurant that benefits from a pleasant outside courtyard. Lease: A new FRI Lease for a term of 12 years, <u>outside</u> the Act Total Area: 1,107 Sq Ft (103 Sq M) Rent: £22,500 pax Premium: £15,000 for the benefit of the Lease</p>	
<p>NW1</p>	<p style="text-align: center;">No Premium A3 Restaurant To Let Camden Road</p> <p>Location: The property is situated prominently on Camden Road close to all the amenities of Camden Town. Transport facilities are excellent with Camden Town Underground Station (Northern Line) and Camden Road Rail Station (London Overground) both being within a few minutes' walk. Numerous bus routes also serve the area. Description: The property comprises of a ground floor and basement shop which has recently been refurbished to a good standard. Lease: A new Sub-Lease Total Area: 1,227 Sq Ft (114 Sq M) Rent: £52,500 pax</p>	
<p>NW1</p>	<p style="text-align: center;">New Instruction - New Lease Available Prime Location Restaurant To Let Parkway, Camden Town</p> <p>Location: The property is located on Parkway close to its Junction with Albert Street amongst the multitude of amenities to include shops, restaurants and bars of Camden Town. Local occupiers include Cote, Pizza Express, Masala Zone, Strada and Whole Foods. Transport facilities are convenient with Camden Town Underground Station (Northern Line) within walking distance. Description: The premises comprise of a ground floor & basement restaurant with storage and WC facilities. Lease: A new FRI Lease Total Area: 1,034 Sq Ft (96 Sq M) Rent: £50,000 pax Premium: £30,000 for the benefit of the Lease & Prime Location</p>	
<p>N7</p>	<p style="text-align: center;">Premium Reduced Prime Location Restaurant to Let – New Lease Holloway Road</p> <p>Location: The property is prominently located on Holloway Road close to its junctions with Seven Sisters Road & Tollington Road. Holloway Road Underground Station (Piccadilly Line) is within minutes' walk and numerous buses serve the area. Local occupiers in the immediate vicinity include Marks & Spencer, Boots, New Look, Costa Coffee, Coral and Burger King. Description: The restaurant is on the ground floor in good decorative order. Included is a good size and fully equipped kitchen with further storage at the rear. Total Area: 1,421 Sq Ft (132 Sq M) Lease: A new FRI Lease Rent: £50,000 pax Premium: £35,000 for the benefit of the new Lease and all fixtures and fittings.</p>	

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- The easiest way, to acquire the property you want, at the price you want.
- You get the choice of more properties to see.
- You get to know of properties that are not always openly on the market.
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- Lets you get on with your job, leaving the retained agent hunting for suitable property for you.
- It speeds up the property finding process.

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Please note that this excludes any properties where the Vendor/Landlord has formally instructed the retained agent. In such cases, you do not pay a retaining fee.

For more information on how we can act on your behalf, please call us on 020 7482 1203 or e-mail:

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Question:

- **Is your lease coming to an end?**
- **Are you looking for new premises to expand your business?**
- **Do you have a rent review/lease renewal due?**
- **Do you need/want to sell your lease/business?**
- **Are you looking for a freehold shop for your business?**
- **Are you looking for a freehold investment?**
- **Do you want to sell your freehold interest?**
- **Do you have a property portfolio you need managing?**
- **Is your property/Business on the market and *still* not sold/let?**

If the answer is **yes** to any of the above or you wish to discuss anything relating to your business or property, then please give me a call on **020 7482 1203** to discuss your requirements in detail **free of charge**.

If you have already instructed another agent on a sole agency basis, the terms and conditions of that agreement must be considered before contacting us.



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