

FINSBURY PARK FULLY FITTED PIZZA RESTAURANT



PIZZA RESTAURANT, 266 SEVEN SISTERS RD, FINSBURY PARK, LONDON N4 2HY

- 60 cover pizza restaurant and takeaway – open and trading
- Opposite Finsbury Park Station High footfall – prominent situation
- 1,250 sq ft on ground
- Fitted out to high standard
- Rent £45,000 per annum Lease expires 2036

GUIDE PRICE £50,000 FOR LEASEHOLD INTEREST AND TRADE CONTENTS
SUBJECT TO CONTRACT Sole Selling Agents

LONL614

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

Prime position on the south side of the busy Seven Sisters Road opposite the entrance to Finsbury Park Station (3rd busiest London Underground station outside Zone 1 and two stops from Kings Cross). Finsbury Park is a public park in the London neighbourhood of Harringay. Ward population 14,646 (2021 Census).

Many shops, restaurants and takeaway premises surrounding including: Greggs, Taco Bell, Costa Coffee, Subway, KFC, Roosters Piri Piri and many independents.

[Link to Location Map](#)

Description

Forms a 60-cover ground floor restaurant / takeaway in a mid-terrace building with residential over. Plant on first floor flat roof top and extraction up to roof top level of main building.

Accommodation (see plan attached)

Side entrance leads to counter servery, behind which is the pizza oven and food prep area. Customer area beyond providing 60 covers. Two unisex WCs, refuse store, wash up area, chilled storage area, cleaning cupboard. Staff room with WC. Stairs leading to flat roof to rear providing access to roof top extraction.

Recently fitted out with 3 phase electric and gas, full mechanical extraction and air handling.

Floor Areas GIA (not measured and measurements taken from floor plan below)

Ground Floor	1,250 sq ft
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NB: AG&G have not measured the property. The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Premises Licence

The property benefits from a Premises Licence which permits the sale of alcohol from 11:00am until 11:00pm every day.

Operating Hours

The business is open and trading but staff are unaware of the premises being considered for sale.

Monday – Thursday	12:00pm - 10:00pm
Friday – Saturday	12:00pm - 11:00pm
Sunday	12:00pm – 9:00pm

Rating Assessment

The property is listed as a 'Shop and Premises' with a rateable value of £26,500, with effect from 1st April 2023.

Tenure

Lease dated 17th March 2021 for a term of 15 year expiring 16th March 2036 at a passing rent of £45,000 per annum, subject to review March 2026.

Permitted use is restaurant with hot food take-away and delivery.

Exclusions

The name of the restaurant and anything associated with the restaurant brand are excluded from the property sale. Also excluded are: stock, smallwares, tills, computers anything leased, personal effects of the staff.

EPC

The property currently has an EPC rating of C (54) - [Link to EPC Certificate](#)

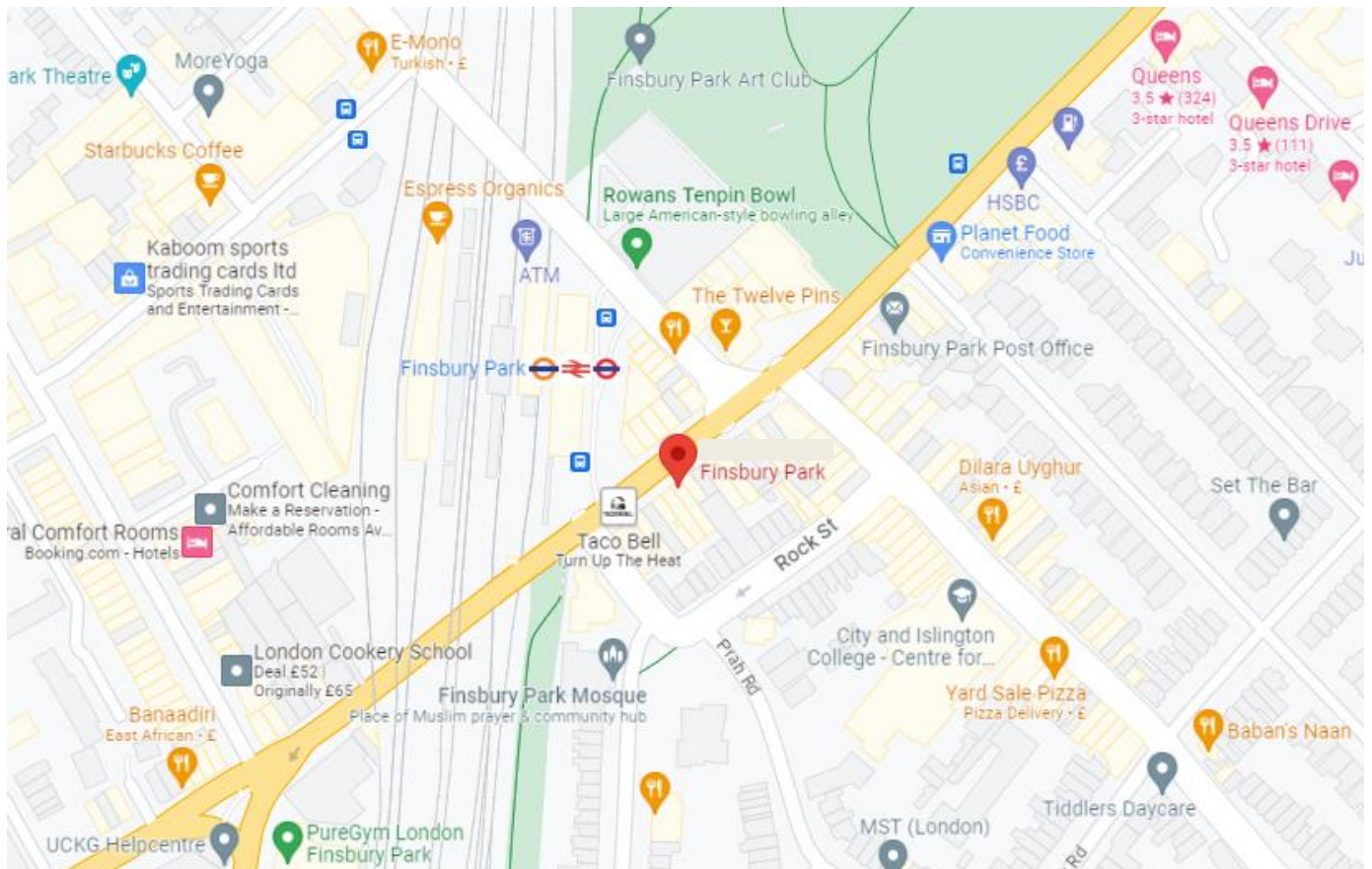
Viewings & Further Information

The business is currently trading so customer inspection is recommended in the first instance. On no account should the staff, management or customers be approached in connection with this disposal.

For further information please contact Richard Negus: Email richard.negus@agg.uk.com Tel: 07973 856 232.

[Link to Street View](#)

Location Map



Additional Photos



