

MUSWELL HILL, FITTED RESTAURANT FOR SALE



224 MUSWELL HILL, BROADWAY, LONDON N10 3SH

- 68 cover restaurant Muswell Hill roundabout
- Prominent situation - High footfall – Affluent area
- 1,500 sq ft on ground floor – fully fitted to high standard
- Lease expires June 2036 – rent £87,000 per annum
- Restaurant closed for business

NIL PREMIUM FOR THE LEASEHOLD INTEREST & TRADE CONTENTS

Subject to Contract

LONL624

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors: A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

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

Affluent north London suburb, Muswell Hill is a suburban district of the London Borough of Haringey. Neighbouring areas include Highgate, Hampstead Garden Suburb, East Finchley and Crouch End.

The restaurant is prominently located in the centre of the suburb on the southern side of the busy Muswell Hill Roundabout. Other operators on the roundabout include: Franco Manca, Pret A Manger, Pizza Express, JD Wetherspoon and a number of independent restaurateurs. Other notable operators nearby include: Cote, Gail's, Planet Organic, Giggling Squid (soon to open), Miller & Carter, Everyman Cinema and Pret A Manger.

[Link to Street View - Real Greek, N10](#)

DESCRIPTION

Ground floor restaurant in multi storey parade of shops with residential over. 20ft shop front with central entrance and 12ft ceiling height in trading area. Small storage area to mezzanine area to rear.

ACCOMMODATION

Central entrance leads to an open plan rectangular trade area providing 68 covers. Lightwell over middle side of restaurant. Bar servery, office, theatre kitchen with mechanical extraction, wash up area, one male and two ladies WCs, wheelchair friendly WC and Chilled storage. Rear exit provides means of escape and leads to refuse storage.

The restaurant has been closed for business, but fixtures, fittings, furniture and equipment have been left on site.

FLOOR AREAS (not measured and taken from floor plan provided)

Ground Floor: 1,500 sq ft

NB: 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.

TENURE

Lease dated 9th June 2016 for a term of 20 years expiring 8th June 2036 at a passing rent of £87,000 per annum, rising to £88,000 per annum 9th June 2025 and subject to review 9th June 2026. Our client will be seeking to dispose of the restaurant by way of a lease assignment or new sublease, subject to the covenant strength of the purchaser.

User - Use Class A3 of the Town & Country Planning (Use Classes) Order 1987 and ancillary takeaway.

RATING

The property is listed as a restaurant and premises and has a rateable value of £48,250 wef April 2023.

PREMISES LICENCE

From informal enquiry of Haringey Council, it has been ascertained that the premises licence allows for the sale of alcohol on and off the premises from 10:00hrs to 23:30hrs Monday- Sunday.

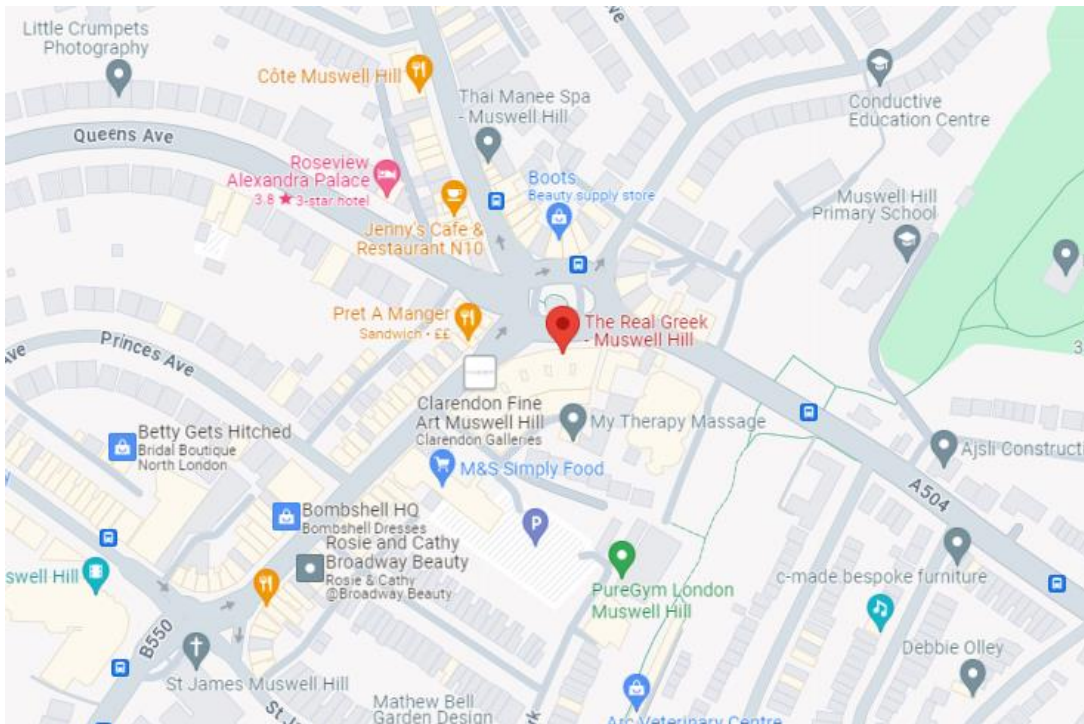
VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC

Available on request.

LOCATION MAP - [Link to Location Map - Real Greek, N10](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Photo from when restaurant was trading. Now closed for business.

