



Restaurant For Sale In East Barnet Village

Totally Refurbished, Fully Fitted & Equipped.

East Barnet Road, East Barnet, EN4 8SS

Location

Situated on this highly visible location which has become a vibrant shopping area with a varied mix of retail and catering units. Other trades include CoOp Local, All Aboard Charity and Selina Supermarket.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Accommodation

Comprises a refurbished E class restaurant unit comprising approximately 920 sq ft (85.5 M²) on ground floor, with excellent rear storage facilities.

Internal Width (Max)	5.29 m
Restaurant Depth	8.50 m
Restaurant Area	45.00 m
Kitchen/ Prep	17.50 m ²
Rear Stores	23.00 m ²
Total Area	85.00 m² Overall (920 Sq Ft)

Specification

- Fully Fitted & Equipped
- Alcohol Licensed
- Attractively Decorated
- Large Kitchen & Prep Area
- Male & Female WC's
- Folding Door Shopfront

Equipment Large range of equipment and furnishings including: Fridges & Freezers, Coffee Machine, 6 Ring Hob, Dishwasher, Griddle, Extraction Ducting etc. Full inventory provided when appropriate.

Business The restaurant has become a popular destination since it opened a few years ago, showcasing its European and Mauritian dishes. The restaurant opens for lunch and evening meals and comfortably seats 40 covers. The restaurant has a delivery service. Turnover details are available from the proprietor.

Rent **£22,000** per annum. VAT is not applicable.

Price **£65,000** to include goodwill, fixtures fittings and equipment. The whole shop was recently totally refurbished.

Lease 12 years from February 2020 with rent review at the end of each 4th year, on full repairing and insuring basis.

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- Rates Rateable Value £16,250 from 1/4/2023. Rates payable approximately £8,108. Please check with Barnet Council Business Rates Department.
- Deposit The Freeholders will require a security deposit of between 3- and 6-month's rent as security, dependent upon covenant.
- References A charge of £300.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been applied for, whether or not they are accepted by the Landlord.
- Legal Costs Each party to pay their own legal costs. The Landlords costs for granting consent to the assignment to be shared between the present tenant and the ingoing tenant.
- Viewing Only Through 3H. **Tel: 0207 286 8363**

N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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