

# SALTER REX

Chartered Surveyors & Estate Agents llp

## PRIME HIGH STREET RESTAURANT BUSINESS AND LEASE FOR SALE.



HIGH STREET  
FULLY FITTED RESTAURANT  
NEWLY DECORATED  
25-30-SEATER  
APPROX 1733 SQ FT  
MAINLY OPEN PLAN  
DISABLED AND STAFF WC

**LOCATION:**

The property is situated on the East side of Kentish Town Road (A400), in a busy shopping location between its junctions with Regis Road and Holmes Road. Situated at the centre of the main High Street, close by are Franco Manca along with supermarket chains Iceland, Sainsbury and The Co-op. Kentish Town Tube station is located 25 meters from the property and Kentish Town West (Silver link) is within proximity. Kentish Town is a popular inner London suburb, located between Highgate and Camden approximately 2.5 miles north of central London.

**ACCOMMODATION:**

Presently fully fitted as a Takeaway and Restaurant seating for 25-30-person. Property is over Ground and Basement floors with, Tile Flooring, Wc, Fire Exit, Alarm, Disabled Access/Toilet along with staff toilet located on first floor level.

**MEASUREMENTS:**

Ground and Basement Floors 1,733sq Ft (Gross Approximately)

**EPC:**

C 51-55

**RENT:**

Presently paying £40,500 increasing to £42,000 (2025) per annum exclusive.

**RATES PAYABLE:**

2023/2025 £3,992.00

**LEASE TERMS:**

Assignment of existing lease 15 years from 8<sup>th</sup> September 2020.

**PREMIUM:**

In the region of £135,000 sought for the benefit of lease, fixtures, fittings, and equipment.

**USER:** Any user within Class (E) of the Town & Country Planning (User Classes) Order September 2020.



### Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Potential Leaseholder/Purchasers. Prospective Purchaser/Leaseholder (s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

**VIEWING:** Only by appointment through the Sole Agent as below:

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Salter Rex LLP  
Chartered Surveyors & Estate Agents, Crown House  
265/267 Kentish Town Road  
London NW5 2TP  
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### **MISREPRESENTATION ACT 1967**

Salter Rex llp for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

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