



**93 Stroud Green Road**

London, N4 3PX

## Fully Fitted Restaurant / Cafe - Lease For Sale

**997 sq ft**

(92.62 sq m)

- Prominent location in Finsbury Park.
- Children's play area to the rear.
- External pavement licence.
- Alcohol licence.
- Nearby to Emirates Stadium.
- Excellent Fit Out ready for immediate occupation.

# 93 Stroud Green Road, London, N4 3PX

## Summary

Available Size	997 sq ft
Rates Payable	£12,950.60 per annum
Rateable Value	£26,000
EPC Rating	Upon enquiry

## Description

The premises comprise a prominent retail unit situated amongst a busy parade in Finsbury Park. At present, the unit is fitted out as a café with a children's play centre to the rear. The premises also benefit from an excellent fit-out throughout and an external seating area to the front.

## Location

The unit is located on Stroud Green Road (A1 201) 0.7 miles from Finsbury Park Underground station. By road, the premises are easily accessible to the A503 Seven Sisters Road and the A406 at Finchley.

## Lease Assignment

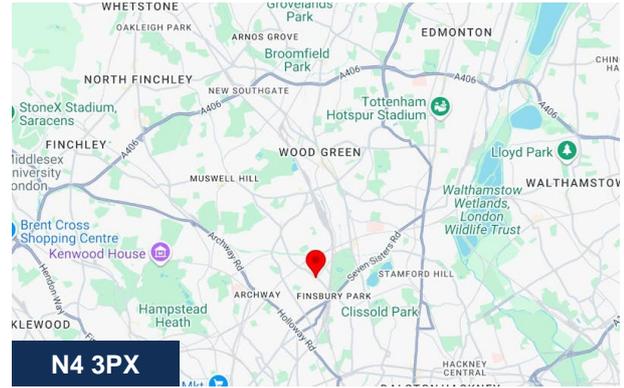
The premises are available through a lease assignment from our client, who holds them under a lease for a term of 15 years from 28 September 2023 to 27 September 2038. Thus, there are approximately 13 years unexpired.

The current passing rent is £48,000.00 per annum exclusive.

The next rent review within the lease is on 28 September 2027.

## Premium

A premium is sought for the benefit of the fixtures and fittings and goodwill associated with the premises.



## Viewing & Further Information



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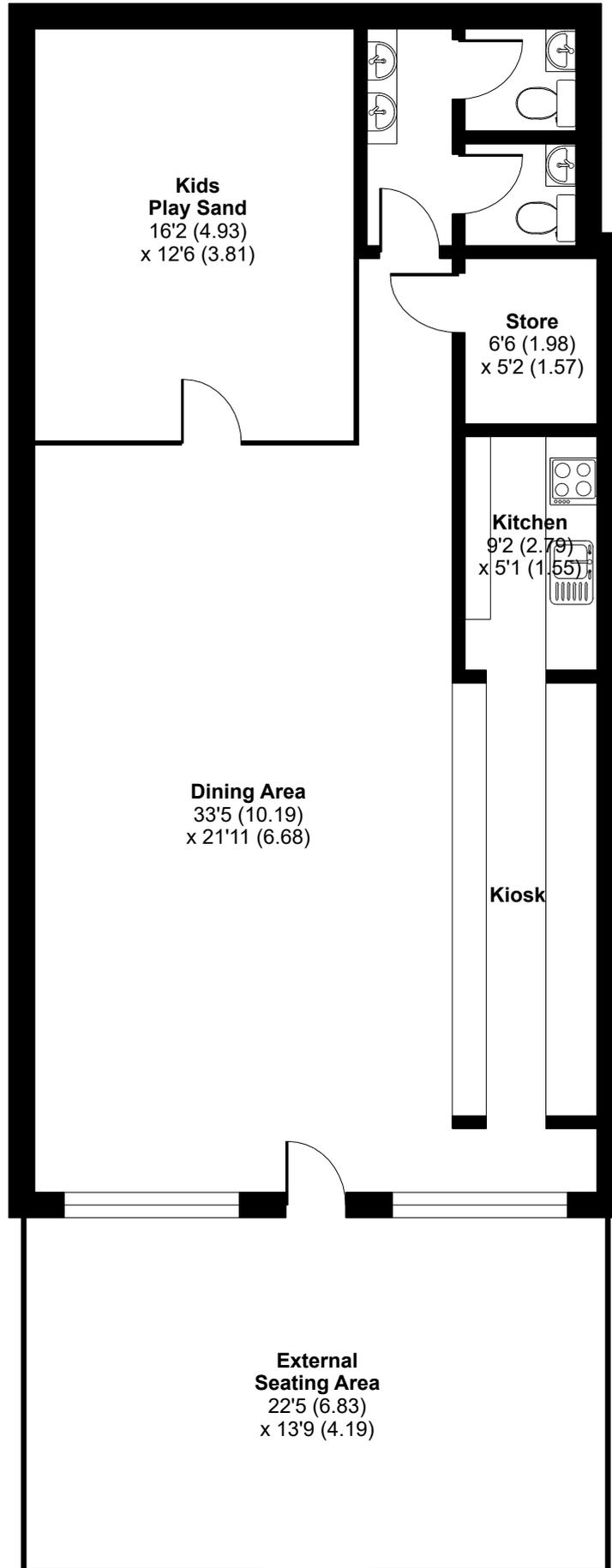
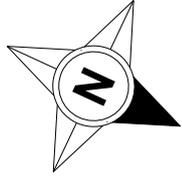




# Stroud Green Road, London, N14

Approximate Area = 997 sq ft / 92.6 sq m

For identification only - Not to scale



**GROUND FLOOR**