

**2 CHEAPSIDE, HIGH
ROAD, WOOD GREEN
LONDON N22 6HH**



Location

The property occupies an excellent location in the heart of Wood Green. Adjacent occupiers include JD Sports, H Samuel, C.E.X, and The Works.

Description

Former bank premises comprising an attractive fully fitted restaurant arranged on ground and first floors with a self-contained second floor flat.

The restaurant provides the following floor areas:

Ground Floor	1,750 sqft	163m ²
First Floor	400 sq ft	37m ²
Basement	90 sq ft	8m ²
Second Floor	Self-contained three-bedroom flat.	

**FULLY FITTED
RESTAURANT
WITH 130 COVERS**

Lease

The premises are held on a 20 year lease from March 2019, subject to five yearly rent reviews at a rent of £90,000 p.a. exclusive.

The flat is sublet to staff and produces a rental income of £11,000 p.a.

Premises Licence

Supply of Alcohol

Monday to Sunday 11.00 to 00.00.

Premium

Premium offers are invited for the leasehold interest, goodwill, fixtures & fittings and kitchen equipment.

An inventory list and financial information is available on request.

Rates

Rateable Value £86,000

Legal Costs

Each side is to pay its own legal costs.

Viewing

Strictly by prior appointment via
John Charles 07889 035155
jc@lcg.uk.com

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.