

CONFIDENTIALLY AVAILABLE GREEN LANE, NORTHWOOD HA6 2PX



- LEASE FOR SALE
- **CONFIDENTIAL SALE**
- ESTABLISHED
RESTAURANT
- EXCELLENT LOCATION
- PREMIUM REQUIRED
- RENT £45,000 PAX

VDBM

Chartered Surveyors

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LOCATION

Well positioned in a busy parade in the affluent suburb of Northwood, close to other restaurants, large public car park and next to the town's only pub. Lomitos, Baskin Robbins and Costa Coffee are nearby. Northwood's Metropolitan Line Station a few minutes' walk. Please see over for location plan.

DESCRIPTION

This rare opportunity arises due to unforeseen family circumstances. This superb restaurant was refurbished and rebranded in 2018/19 after trading for many years as Prezzo and is now very well presented. There is a spacious front bar with "holding area" leading to the main restaurant seating area. Wide staircase to first floor private dining room and M&F WCs. DDA WC on ground floor. Pizza oven at rear. Main kitchen upstairs with rear staff staircase and dumb waiter.

ACCOMMODATION

Ground Floor (GIA)	1,525sq ft
First Floor (GIA)	<u>1,138sq ft</u>
Total Plus (GIA)	2,663sq ft

TERMS

By way of assignment of our client's Full Repairing & Insuring Lease of 15 years from 18th September 2018. The Lease is within the security of tenure provisions of the Landlord & Tenant Act (1954).

RENT

£45,000 per annum exclusive, next review September 2023.

PREMIUM

Substantial Offers invited for the benefit of the lease, established location, fixtures and fittings. The existing business name is not for sale.

Alternatively, our client will consider sub-letting the property to include all equipment, fixtures and fittings. Further details upon application.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable Value £29,000

Under the recently announced Government provisions we understand no business rates will be payable for the year commencing 01/04/2020.

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

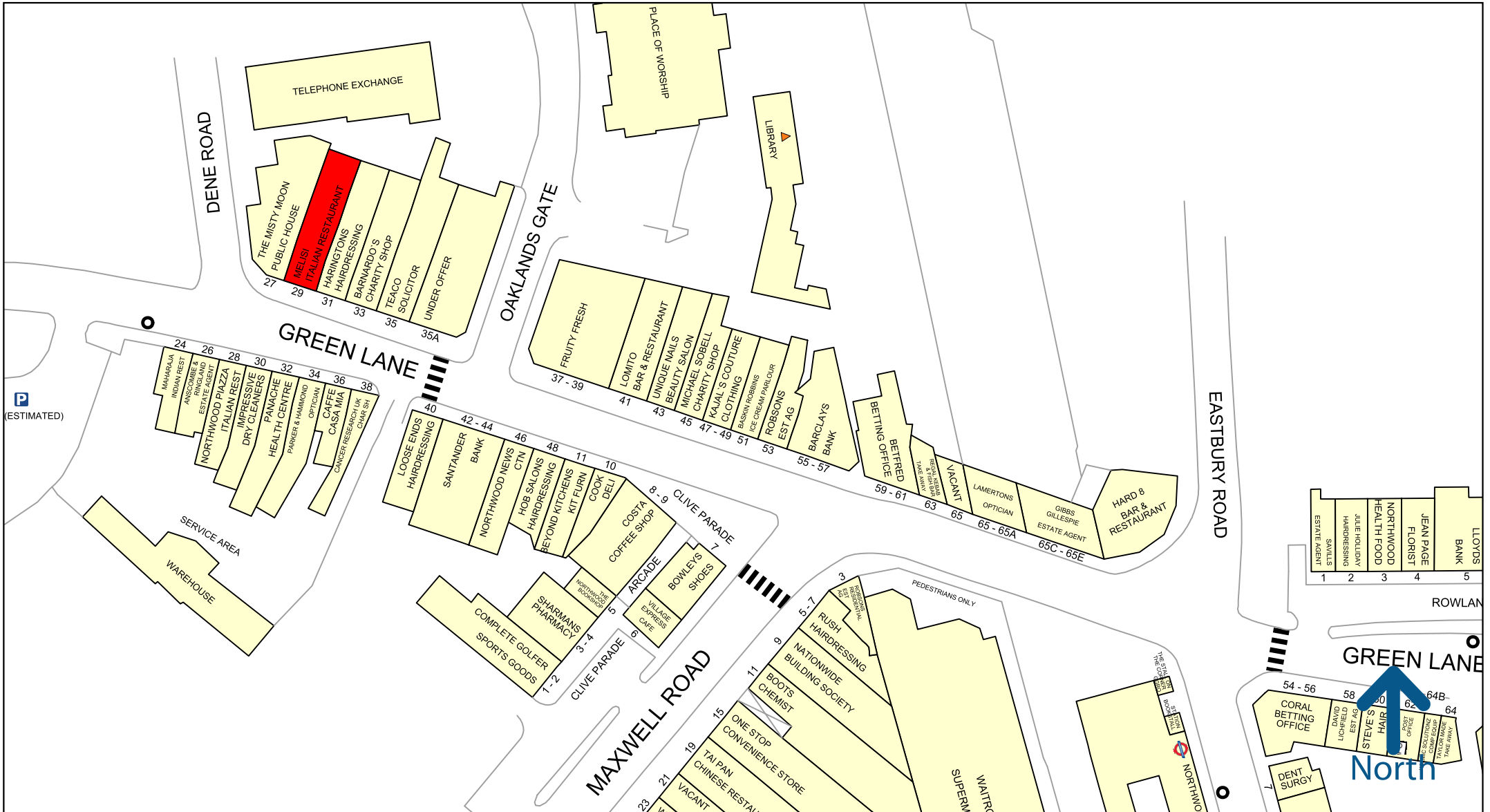
EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (53).

VIEWING

STAFF UNAWARE

Strictly by appointment through VDBM on 01923 845222



Experian Goad Plan Created: 11/08/2020
Created By: Van De Berg Management Ltd

