



# 114 High Road, East Finchley, N2 9EB

(junction with Lincoln Road)

A SPACIOUS AIR-CONDITIONED ESTABLISHED RESTAURANT WITH FULLY GLAZED CONSERVATORY ON PROMINENT BUSY HIGH ROAD CORNER.

Assignment of current 15-year FRI lease (from 1<sup>st</sup> November 2016).

Current rent £40,000 per annum.

A spacious ground floor air-conditioned commercial premises with a fully glazed conservatory (approx. 140 sq. m / 1507 sq. ft in total) currently operating as a vibrant and authentic Turkish Restaurant which has been trading since 2017.

The restaurant has an alcohol licence, boasts ample seating both internally and externally with approx. 64 covers in total and currently trading 7 days a week from 12 midday to 11pm.

The property is situated in a prominent corner position on the busy High Road in East Finchley (junction with Lincoln Road) just 0.2 mile from East Finchley Northern Line Underground Station, on bus routes and close to multiples such as Budgens, Iceland, Sainsbury, Tesco, Costa, Caffe Nero etc. Affluent nearby streets include Creighton Avenue, Church Vale, Beech Drive and Ringwood Avenue, and the famous Bishops Avenue just 0.3 miles away.

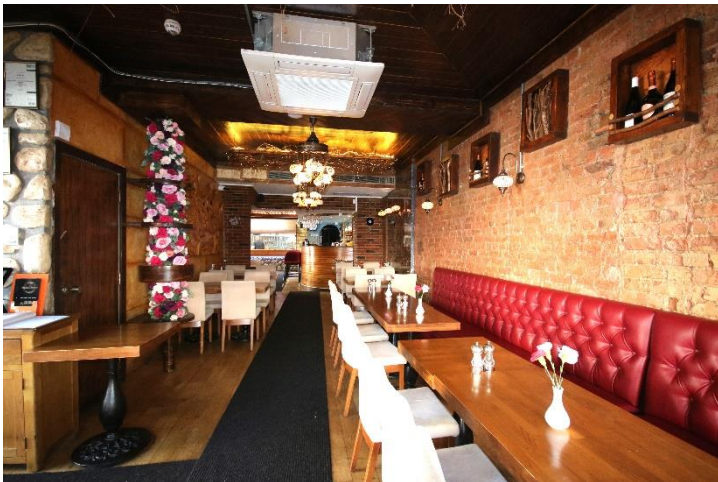
Premium: £195,000

Rent: £40,000 per annum (rent reviews due in 2026 and 2031)

FRI Lease: 15 years from 2<sup>nd</sup> November 2016.

Business Rates Payable: Approx £19,710.50

For further details and a copy of the lease, contact sole agents Jeremy Leaf & Co.



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