



46 Fortis Green Road, Muswell Hill, London, N10 3HN

Restaurant of approx. 1012 sq. ft (94 sq. m) located close to the junction with Muswell Hill Broadway in a desirable area of Muswell Hill.

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Situated on Fortis Green Road amongst a variety of coffee shops, restaurants and retail businesses. The premises can currently accommodate 40 covers and benefits from 1 parking space at the rear.

Full extraction is in place and it includes various items of equipment such as a sound system, EPOS system, wash area, stainless steel furnishings and a large walk-in fridge.

Currently held on an existing 12-year lease from October 2018 with 4 yearly rent reviews at £42,000 per annum. The lease is held within the Landlord & Tenant Act 1954.

- London Borough of Haringey
- Current rateable value - £30,250
- Rates payable approx. - £15,488 per annum
 - EPC – Band D
 - Class Use – E class

Interested parties should make their own enquiries to the Local Authority for confirmation of rates.

Offers invited in the region of £135,000 for the benefit of the lease, fixtures, fittings and equipment.

Viewings by appointment only via Jeremy Leaf & Co.





Consumer Protection from Unfair Trading Regulations 2008

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Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

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Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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