## LEASE ASSIGNMENT

## PREMUIM - £135,000



## 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

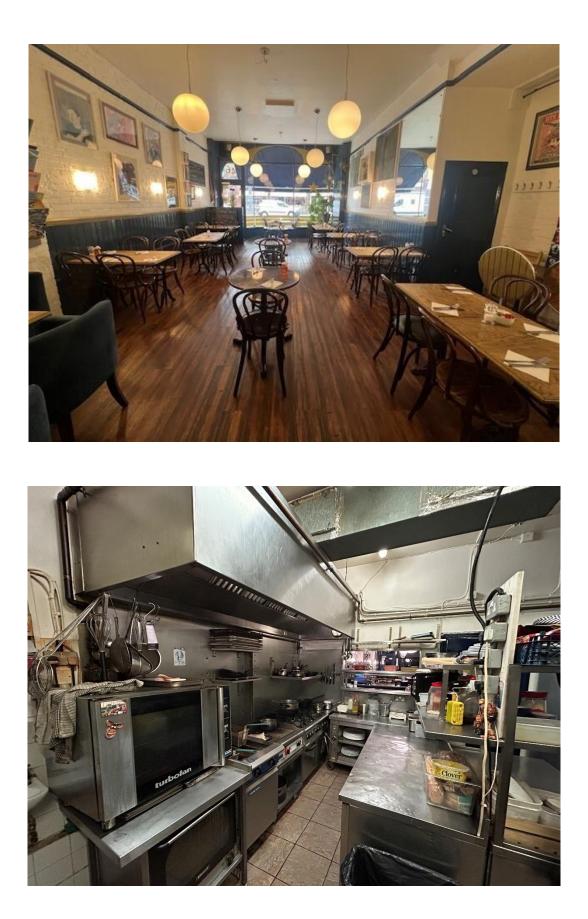
Interested parties should make their own enquiries to the Local Authority for confirmation of rates.

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.









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