

TO LET A3 RESTAURANT



GREEN LANES, WINCHMORE HILL,
N21 3RS

As an accredited agent we are members of





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First time in over 20 years has come onto the market. This ex Pizza Express is in a prominent location in Winchmore Hill.

Location: The premises is on a prominent parade in heart of Winchmore Hill on the busy Green Lanes, adjoining along with Ladbroke's, Keymakers, Hotbox and other retailers with mixers of Commercial and residential surroundings and major redevelopments occurring in the local vicinity.

Description: This double fronted restaurant has been trading as Pizza Express for over 20 years comes with fully fitted kitchen, chairs/tables, bar, toilets, store area, cold room, air condition etc. It's ready to trade from immediately.

Total Floor: **Approx GIA 2663Sqft**

Use: The property has **A3** Use (Rely on your own search).

Tenure: New FRI Lease terms to be agreed

Rateable Value: The rateable value of the premises is approx **£45,523.00** (payable approx £21,396). Rely on your own search. May be eligible for business rate relief.

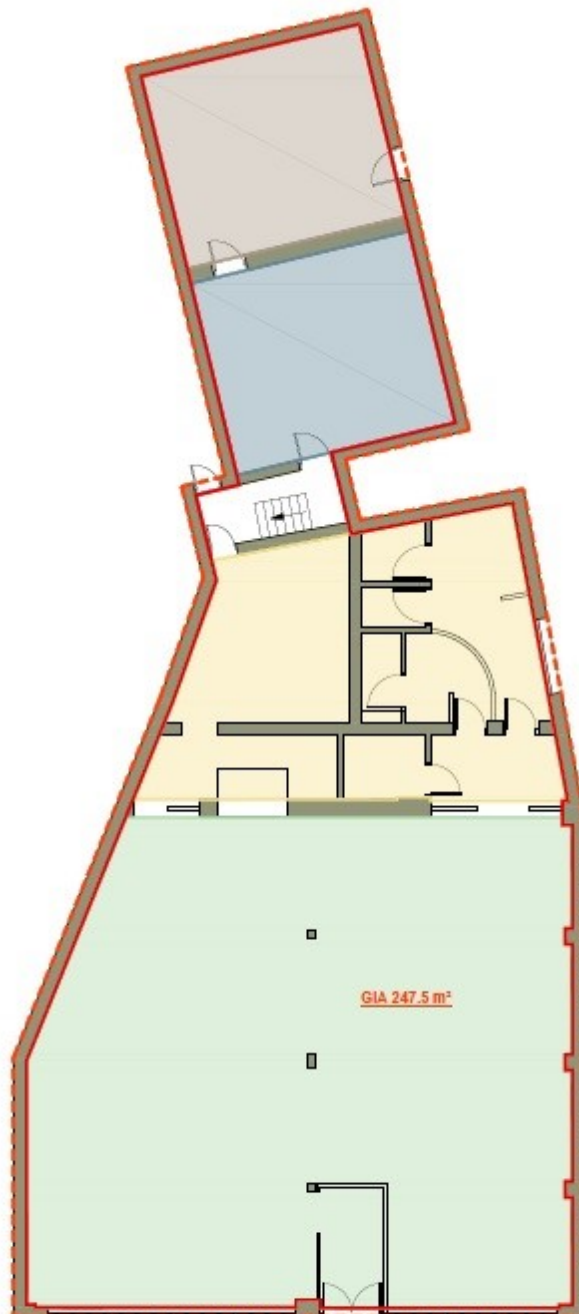
Premium: Nil

Legal Costs: Legal costs are to be borne by the incoming tenant.

EPC: "D"

ALL TERMS & CONDITIONS ARE NEGOTIABLE

Floor Plan:



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchaser/renter should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

PICTURES

