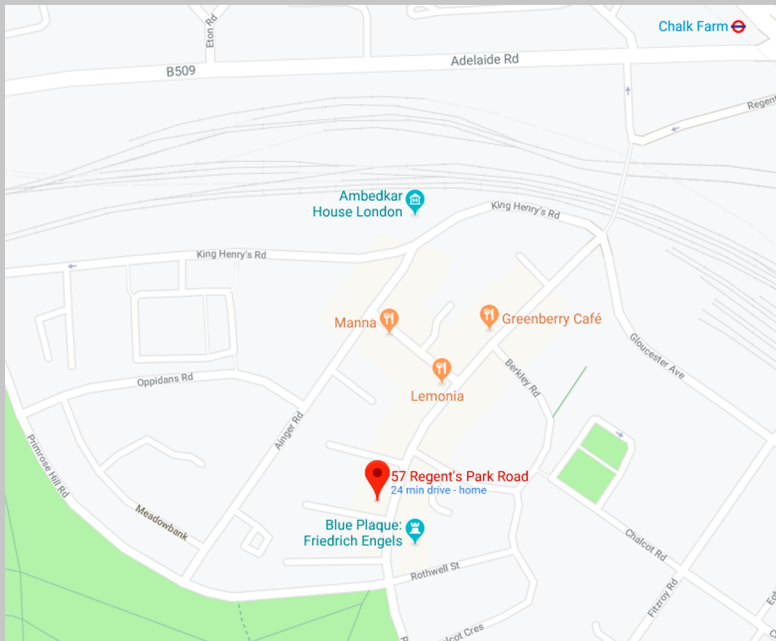


PRIMROSE HILL RESTAURANT

57 Regents Park Road London NW1 8XD

A3 RESTAURANT LEASE FOR SALE



Accommodation	Ft/Sq Ft	M/SqM
Net Frontage	12'6 ft	3.8 m
Depth	50 ft	15.24 m
Ground Floor	670 sq ft	62 sq m
Basement	375 sq ft	35 sq m
Total	1,045 sq ft	97 sq m

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Bruce
Commercial Estate Agents
0207 267 6772

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable for any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the part of either or both of them. It is most important that any intending purchaser or applicant should satisfy themselves by inspection, search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a contract or part thereof an offer or any representation or warranty with respect to the properties as above. All properties offered are subject to contract availability & maybe subject to VAT.

PRIMROSE HILL RESTAURANT

57 Regents Park Road London NW1 8XD

A3 RESTAURANT LEASE FOR SALE



Location:

The unit is located on the North side of Regents Park Road in the prime section between Primrose Hill and Chamberlain Street, opposite Anna, Odette's, Primrose Hill Books & Sweet Things.

Accommodation:

An A3 unit trading on ground & lower ground floors that has been recently refitted with stone walls, tiled floors, air conditioning, bar. The ground floor is split into two areas whilst the basement is arranged as the kitchen, toilets and staff area.

Lease:

An assignment of a lease expiring on the 3rd September 2029 and subject to rent reviews in September 2019 & 2024.

Rent: £55,000 per annum exclusive

Premium: Offers in excess of £250,000 are invited for the lease.

Rates: The rates payable for the year 18/19 are £12,360. Interested parties are advised to verify this for themselves.

Legal Costs: Each party is to be responsible for their own legal costs. In the event of the assignee withdrawing they will be responsible for the assignor's costs up to £3,500 plus VAT.

EPC: An EPC has been commissioned, details available on request.

Occupation: Upon completion of legal formalities

By appointment strictly through Sole Agents **Bruce.**

020 7267 6772

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www.brucecommercial.co.uk

Subject to contract

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