



A3 RESTAURANT OPPORTUNITY WITH FULL EXTRACTION REGENTS PARK ROAD, PRIMROSE HILL

148 Regents Park Road
NW1 8XN

Leisure, Retail

TO LET

1,105 sq ft
(102.66 sq m)

- AIR CONDITIONING, FULL EXTRACTION, A3 LICENCE, DUMB WAITER, RECENTLY DECORATED, 30 INTERNAL COVERS, 22 EXTERNAL COVERS

148 Regents Park Road, London, NW1 8XN

Description

The restaurant provides 30 ground floor covers with basement kitchen & toilets and then 10 further covers at 1st floor which is currently configured as an office, additional walk in freezer & staff lockers. There are 4 pavement tables (8 Covers) and a further 14 kerbside covers demised. The restaurant is air conditioned, serviced by a dumb waiter and a spiral staircase serves all floors. The premises have a drinks licence until 11 pm Mon -Sat, Sunday 10.30 & have recently been decorated. The property is held on a lease until September 2032 Inside the Act.

Property Highlights / Amenities

- Kitchen Extract: Yes
- Outside Seating: Yes
- Late License: Yes

Location

The unit is situated on the south side of Regents Park Road between Sharples Hall Street & Primrose Hill, the prime stretch of Primrose Hill, which has an affluent local catchment area.

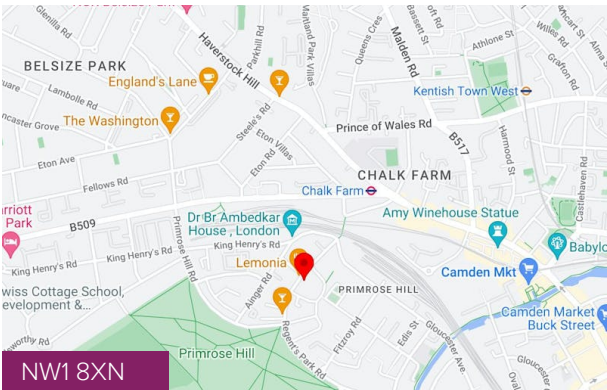
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Restaurant	522	48.50	Available
Basement - Kitchen & Ancillary	280	26.01	Available
1st - Restaurant & Ancillary	303	28.15	Available
Total	1,105	102.66	

Premium

Offers in excess of £350,000 for the lease fixtures and fittings



Summary

Available Size	1,105 sq ft
Passing Rent	£67,500 per annum
Premium	£350,000
Rates Payable	£26.87 per sq ft Based on 2023 Valuation
Rateable Value	£58,000
EPC Rating	C (53)

Viewing & Further Information

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