

To Let

82 - 84 Cricklewood Broadway, London, NW2 3EL



£70,000 Per Annum



3,229 Sq Ft / 299.97 Sq M



Comprising a fully fitted restaurant premises extending to approximately 3,229 sq ft, the Property is arranged over ground floor, first floor mezzanine and basement accommodation. The ground floor and mezzanine currently provide approximately 50-60 covers together with customer seating and service areas, whilst the basement provides ancillary storage accommodation.



The Property benefits from an existing restaurant fit-out in situ, presenting an opportunity for an incoming occupier to commence trading with minimal initial capital expenditure. A premium of £80,000 is sought for the benefit of the existing fit-out, fixtures and fittings. Suitable for continued restaurant use and other hospitality style operators, subject to the necessary consents.



82 - 84 Cricklewood Broadway, London, NW2 3EL

Location

Located on Cricklewood Broadway, the Property occupies a prominent trading position within a busy and established commercial parade benefitting from high levels of vehicular and pedestrian traffic throughout the day. Surrounding occupiers comprise a strong mix of independent retailers, restaurants, cafés, convenience stores and national operators, contributing to consistent footfall within the immediate vicinity. The Property also benefits from convenient access to public transport connections, with Cricklewood Railway Station and numerous local bus routes situated nearby.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Accommodation

Ground Floor: 3,229 Sq Ft (299.97 Sq M)

Rates

Rateable Value £78,500 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



Sean Sumbillo

sean.sumbillo@stimpsonseves.co.uk

Tel: 01582 957591 | **M:** 0795 523 1668



Joanne McGirl

joanne.mcgirl@stimpsonseves.co.uk

Tel: 01234 341 311