



**HOT FOOD/TAKEAWAY  
LEASEHOLD  
BUSINESS FOR SALE**

**'IZGARA KEBAB'  
2 CAMPSBOURNE ROAD  
HORNSEY  
N8 7PR**

**550 sq.ft. (51.10 sq.m.)**

## Location

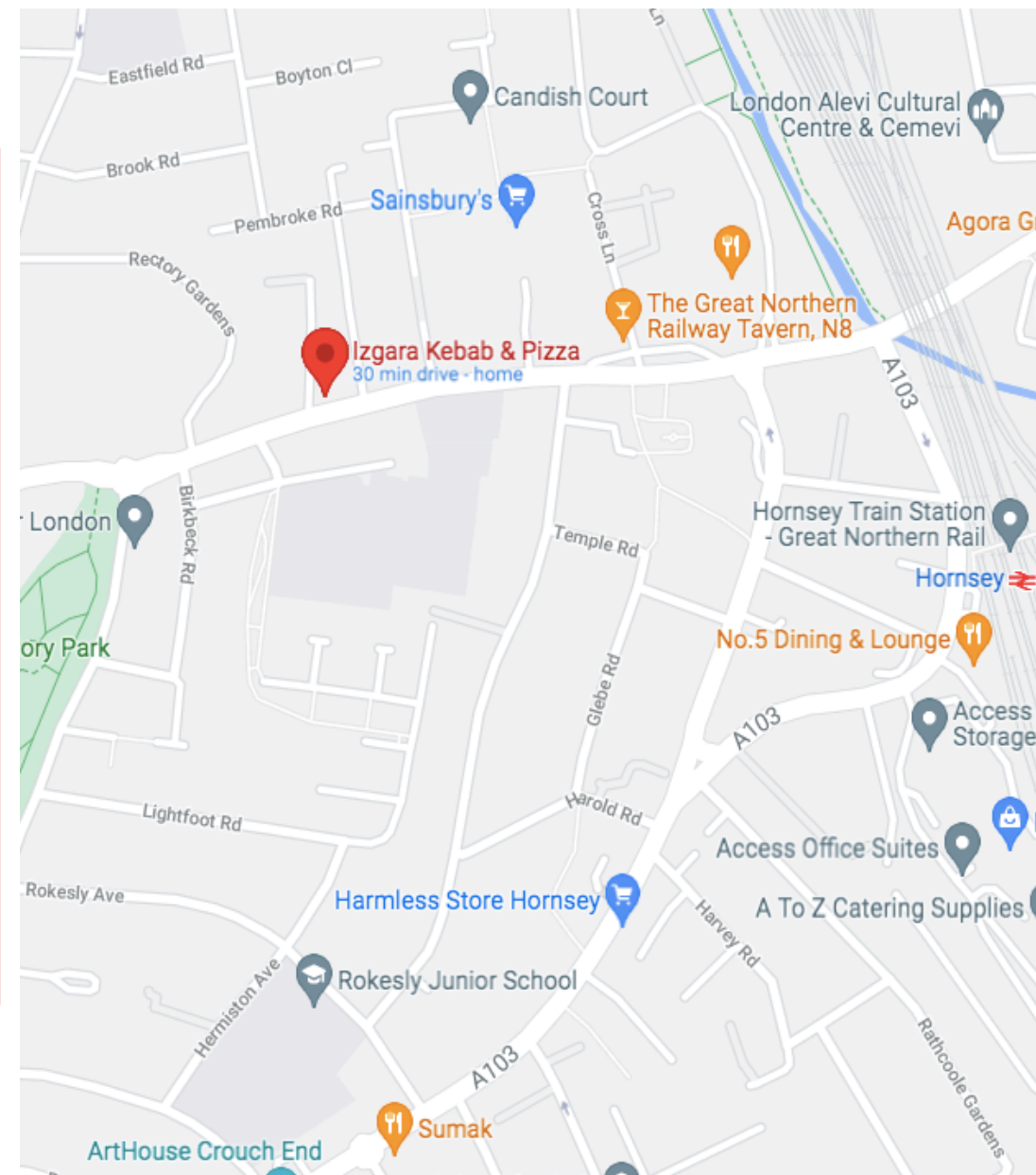
The building is located in a superb position on A504 High Street in Haringey south of Alexandra Palace between The Campsbourne & Campsbourne Road.

Hornsey National Rail Station (Zone 3) provides direct trains to Old Street/Moorgate and with an easy change at Finsbury Park for Kings Cross/Thameslink/Victoria Lines or change at Highbury and Islington for London Overground.

Turnpike Lane (Piccadilly Line) is also within very easy walking distance. The area benefits from bus number 144 Muswell Hill Broadway to Edmonton Green Bus Station

This is a particularly busy location with the subject property being directly opposite Tesco Express.

\* Transport Information provided by TfL





## Accommodation

Available accommodation comprises of a fully fitted ground floor takeaway trading as 'Izgara Kebab & Pizza'.

The premises are fitted to a good standard with an approximate floor area of 550 sq.ft. (51.10 sq.m).

Floor areas taken from VOA website therefore their accuracy cannot be guaranteed. Interested parties will need to satisfy themselves in this regard.

Further information on the business can be found at <https://www.izgarakebabandpizza.co.uk/>

We feel this is an excellent opportunity with significant scope to improve.

## NB

An inventory of stock, equipment and F & F is available on request.



## Terms

### Tenure

Leasehold. The premises are available by way of an assignment of our clients 16 year lease from 6 January 2017 subject to rent reviews on every 4<sup>th</sup> anniversary at the current passing rental of £15,000 pax.

The lease is contracted inside of the 1954 Landlord & Tenant Act.

### Premium

Premium offers are being sought for the benefit of the lease and fixtures & fittings.

Full details available upon application.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

### Rent deposit

A rental deposit equivalent to 6 months rent will be required.

## Business rates

Interested parties are advised to make their own enquiries in this regard.

### Service charge & Buildings insurance

To be confirmed.

### EPC

An EPC will be available shortly.

### Legal costs

Both parties reasonable legal costs are to be borne by the ingoing Tenant.

### Cons. Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for any property.



## Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

## Fees

The ingoing Tenant/Purchaser to be responsible for Adam Stein & Co. Ltd's fees in this matter.

## Viewing

**Strictly** by prior appointment only through this office





# ADAM STEIN & CO

COMMERCIAL • PROPERTY • CONSULTANTS

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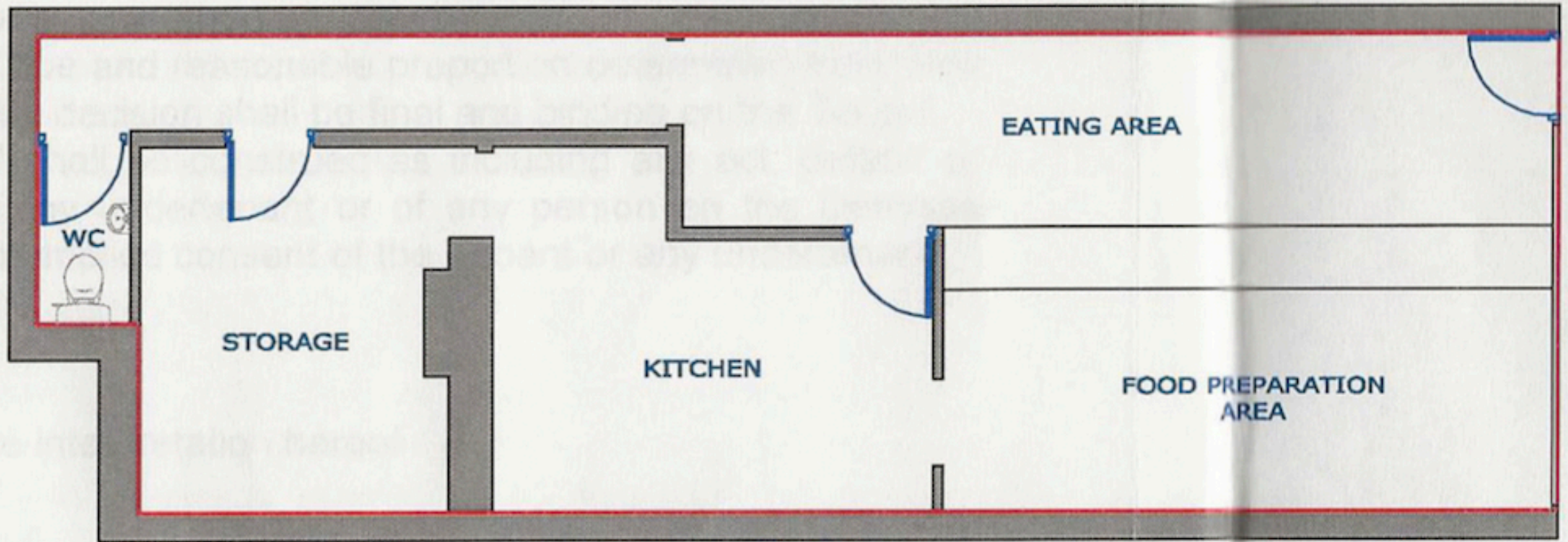
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Ground floor