

**20 Newington Green
London
N16 9PU**

**LONG LEASEHOLD FOR SALE – GROUND FLOOR RESTAURANT (A3)
PREMISES SITUATED ON NEWINGTON GREEN**



Size: 1,736 Sq Ft (161.2 sq m) approx. NIA

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Location:

The property is located on the East side of Newington Green close to the junction of Mildmay Road and fronting onto Newington Green Park. There are numerous retailers surrounding the park and the unit benefits from a high residential population in the immediate vicinity.

Description:

The unit is arranged over the ground floor and has been fully fitted as a restaurant and benefits from the following amenities;

- Air-Conditioning.
- Separate Side Access.
- 1x Parking Space.
- Disabled Toilet.
- Fully glazed frontage with Canopy.
- 20 covers outside.
- DDA Compliant.
- Fully fitted Kitchen.
- 2x W/C's.
- 80 covers inside.
- Integrated Sound System.

Size: (all measurements are approx. on a NIA basis)

Floor:	Sq ft	Sq m
Ground Floor:	1,736 sq ft	161.2 sq m
Total:	1,736 sq ft	161.2 sq m

Tenure and Price:

The remainder of the 999 year long leasehold interest for offers in the region of £795,000 (Seven Hundred and Ninety Five Thousand Pounds).

Use Class:

The property currently has restaurant (A3) use.

VAT:

The premises are elected for VAT.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

EPC:

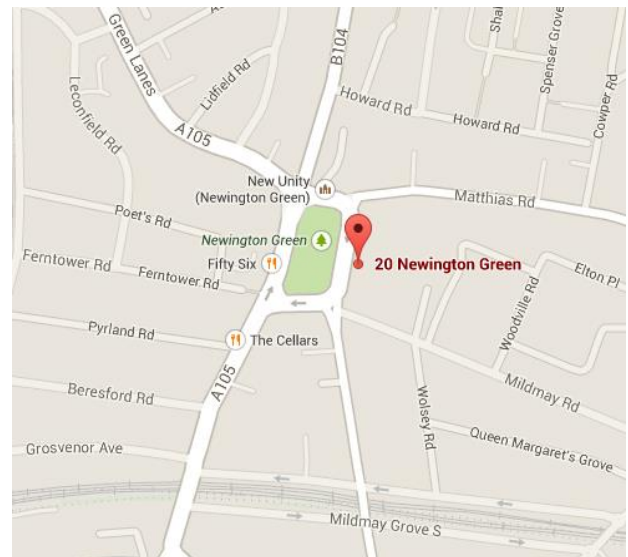
EPC is available on application.

Business Rates:

All interested parties are advised to make their own enquiries.

Viewing:

Strictly by appointment through the Vendors Sole Agents Goodsir Commercial Limited:



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