



46 THE BROADWAY, CROUCH END, LONDON N8 9SU

Prime Restaurant Lease in Affluent North London Suburb

Confidentially Available Staff Unaware

2,765 SQ FT / 256.88 SQ M



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LOCATION

Crouch End is an affluent residential area located in North London. The premises is within prime pitch on the east side of The Broadway. Nearby occupiers include Gails, Oliver Bonas, Waitrose, Greggs and Tesco Express.

TERM

A full repairing and insuring lease, for a term of 21 years expiring on 20 October 2036, subject to annual RPI increases (cap and collared). The lease is contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

PREMIUM

Offers Invited.

RENT

£84,084 per annum exclusive.

LICENCE

Sunday - Thursday 08.00 to 23:00
Friday - Saturday 08.00 to 00.00
Full licence available upon request.

ACCOMMODATION

The premises are arranged over ground and basement floors, with a conservatory at the rear of the ground floor providing excellent natural light, and comprising the following approximate gross internal floor areas:

Ground floor	1,566 sq ft	145.49 sq m
Conservatory	227 sq ft	21.09 sq m
Basement	644 sq ft	59.83 sq m
Basement (restrictive head height)	328 sq ft	30.47 sq m
Total	2,765 sq ft	256.88 sq m

RATES (2024/25)

Rateable value:	£72,500
Rates payable (UBR multiplier: £0.566):	£41,035

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to bear its own costs

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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