



**31 Stroud Green Road, London, N4 3ER**

**£35,000 Per Annum**

Benjamin Stevens is pleased to offer to the market this commercial unit, situated on busy road in Finsbury Park. Close proximity to bus and train transports, great visibility as a corner unit with the outdoor seating.

A considerable amount of investment has been made into the premises and is all included in the Premium.

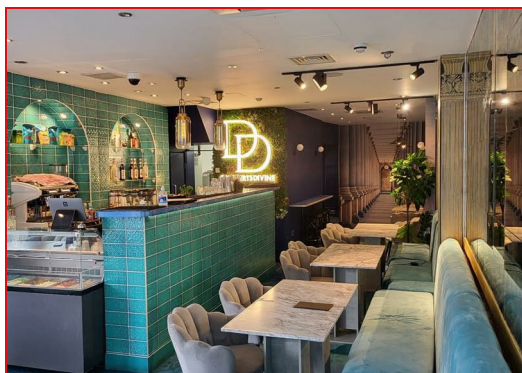
The business is going to be sold on Leasehold basis, and the current business owners are happy for one to continue with the business name/brand.

Lease left - 14 years,

Floor Size - 1180 sqft,

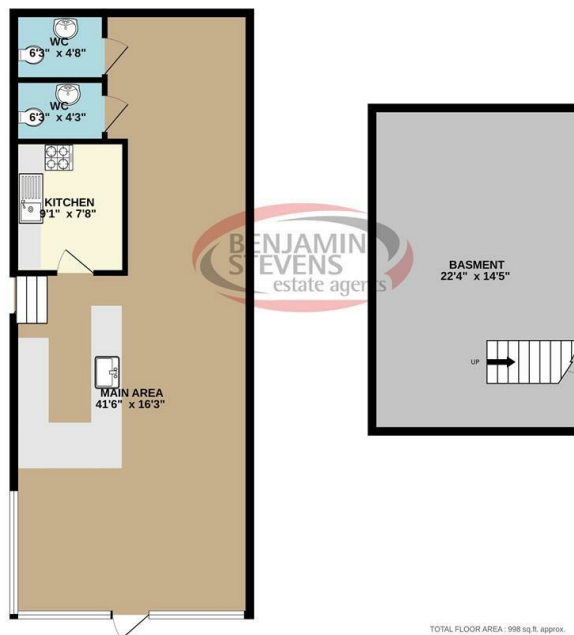
Rent - £35,000 per annum,

Premium - Open to Negotiation.



- Outdoor
- Main Area
- Front Area
- Kitchen
- Toilet

GROUND FLOOR  
998 sq.ft. approx.



TOTAL FLOOR AREA: 998 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown here are not to be relied on and no guarantee as to their operability or efficiency can be given.  
Made with Hologram 12/2013

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