

816 FINCHLEY ROAD

TEMPLE FORTUNE, NW11 6XL

FOREST
REAL ESTATE

TO LET

690 SQ FT

Restaurant Opportunity - Staff Unaware

Key Features

- Rear Access
- Affluent Location
- Air Conditioned
- Local Occupiers Include Waitrose, Marks & Spencers, Gails, WHSmith and Boots
- Established Business
- Forecourt Seating
- Available By Way of Lease Assignment

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Description

This ground-floor restaurant/café spans approximately 668 sq ft, inclusive of a WC, and is thoughtfully arranged with a welcoming dining area in front and a well-equipped kitchen in the rear. The property also benefits from forecourt seating for approximately 16 covers and convenient rear access, supporting smooth operations and deliveries.

The café has been successfully established and trading in this prime location for over 8 years, operating 7 days a week. Its loyal customer base and steady foot traffic provide an ideal foundation for continued growth, with potential to expand current opening hours and further increase revenue.

Available through an assignment of the existing lease, this opportunity offers approximately 3.5 years of remaining term, with the lease set to expire in March 2028. This is an excellent prospect for a business owner looking to step into a thriving operation with room to build upon its existing success.

Location

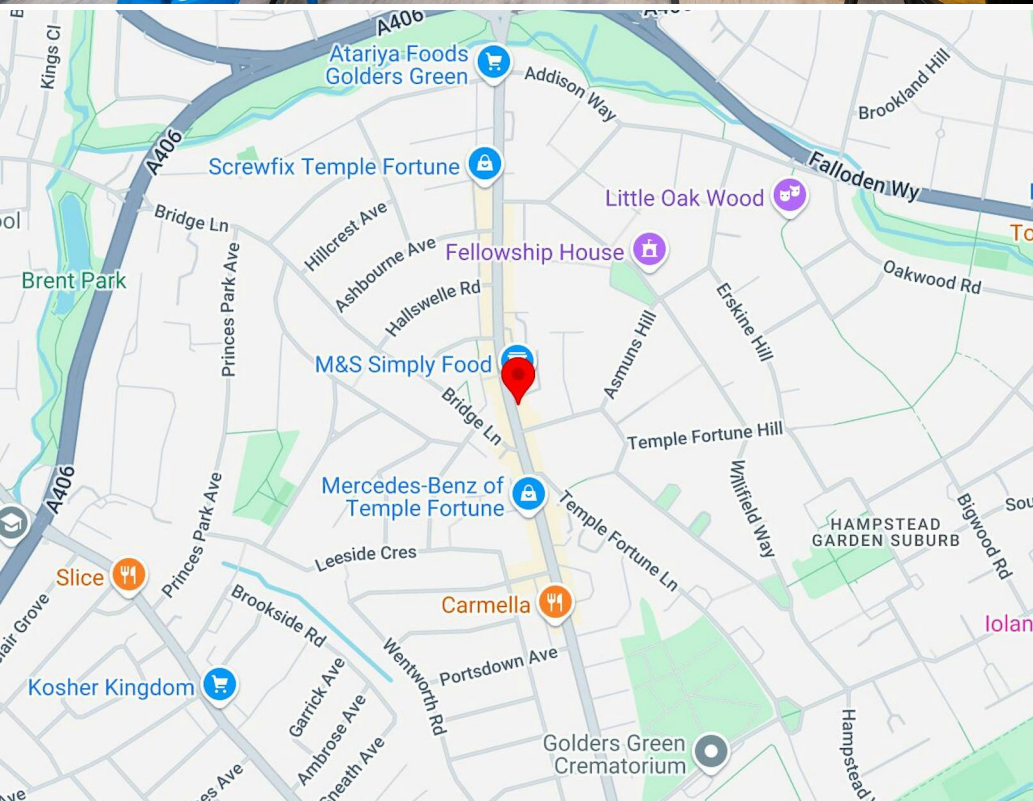
Temple Fortune is located in the London Borough of Barnet, a vibrant well-established area that has become a favourite for both local businesses and residents. Nestled between Golders Green and Finchley, Temple Fortune combines the charm of a village atmosphere with the conveniences of a busy high street, making it an attractive location for businesses catering to a diverse, affluent community.

The area is known for its blend of independent boutiques, popular cafes, and essential retailers as well as renowned names such as Waitrose and Marks & Spencers.

Temple Fortune also benefits from excellent transport links, with easy access to the Northern Line at nearby Golders Green station and multiple bus routes that connect it to central London and beyond.

Premium

Our client is seeking offers in the region of £55,000 for the goodwill, fixtures and fittings.

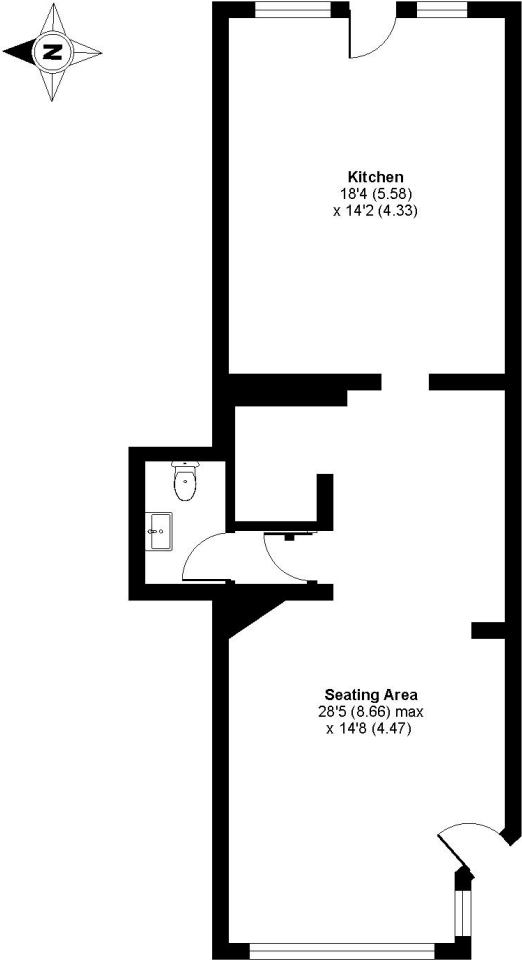




Finchley Road, London, NW11

Approximate Area = 690 sq ft / 64.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhocom 2024. Produced for Forest Real Estate Limited. REF: 1207016

Availability

Lease Assignment

Rent £30,950 per annum

Rates £9,730.50 per annum

Service Charge N/A

VAT Not applicable

EPC E (104)

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