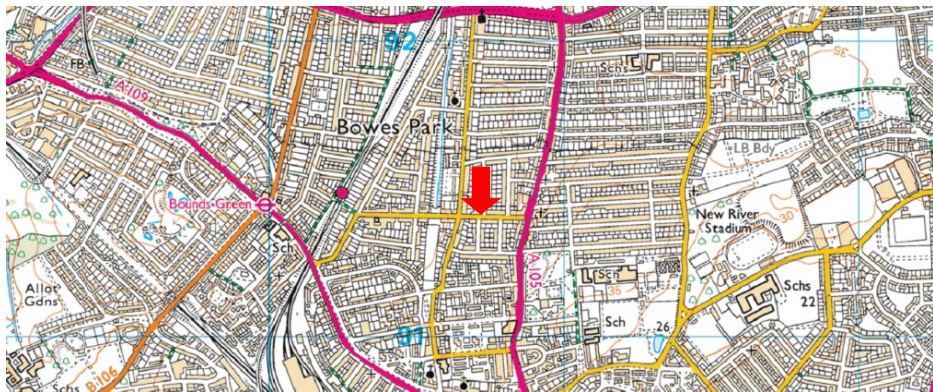




PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



71-73 Myddleton Road, Bowes Park, N22 8LZ

- **Double fronted restaurant premises**
- **£40,000pax**
- **£40,000 premium for contents**

Spacious restaurant for rent on popular Myddleton Road, featuring large rear kitchen with sizable dining and bar areas. Conveniently located within walking distance to Bowes Park station, with regular bus services on High Road to Wood Green, offering excellent accessibility and high foot traffic. NIA 2,300ft²



WILLIAMSON
DACE | BROWN

Williamson Dace Brown

22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



A spacious restaurant formed from two combined shop units, featuring a fully fitted kitchen, bar, dining area, takeaway counter, and customer/staff facilities. Rear service road access allows direct kitchen deliveries.

Located on vibrant Myddleton Road in Bowes Park, just a five-minute walk to both Bowes Park station (direct to Moorgate) and Wood Green High Road with excellent transport links. The A406 (North Circular) is under a mile away.

Myddleton Road lies at the heart of Bowes Park, a thriving North London neighbourhood known for its community feel, independent shops, cafés and restaurants. With Bowes Park station just minutes away offering direct trains to Moorgate, and Wood Green's shopping and transport hub close by, the area combines excellent connectivity with a vibrant local high street atmosphere.

The property requires modernisation but offers excellent potential. Benefits include mains gas and electricity, air conditioning, gas cooking appliances, charcoal grill, walk-in fridge, and display fridges.

Accommodation

(all sizes approximate)

71 Myddleton Road

Retail/Restaurant

96.89m² (1042.92ft²)

Customer W/Cs

16.99m² (182.88ft²)

NIA

113.88m² (1225.80ft²)

73 Myddleton Road

Takeaway kitchen

30.32m² (326.36ft²)

Food prep and service area

31.67m² (340.89ft²)

Kitchen 1

20.56m² (221.33ft²)

Kitchen 2

20.62m² (221.94ft²)

NIA

100.17m² (1078ft²)







Terms

The premises are available for rent at **£40,000 per annum exclusive** on flexible full repairing and insuring lease terms to be negotiated.

Premium

A premium of **£40,000** is sought for the contents and equipment.

Service Charge

TBC

Anti-Money Laundering checks

All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation.

Planning

The property falls within the London Borough of Haringey and falls under Class E. All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

The premises has a current rateable value of £21,000. All purchasers should check with the local authority to confirm the business rate liability.

VAT

VAT is applicable.

EPC

The premises currently has a rating of B.

Viewings By appointment only.

Sales, Letting and Managing Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

Contact

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