

## HOT FOOD TAKEAWAY RESTAURANT FINSBURY PARK



### YUM BUG, 110 FONTHILL ROAD, FINSBURY PARK, LONDON N4 3HT

- High footfall / prominent situation
- Partially fitted to high standard – Reco extraction system – No gas supply
- Lease expires 2036 – Rent £38,500 pa
- Opposite Honest Burger, Tonkotsu & Rosa's Thai
- Restaurant Closed for business - Previous sales as Coqfighter £18k per week (excl)

**Guide Price £20,000** for the leasehold interest and trade contents

**SUBJECT TO CONTRACT**

LONL603

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)  
Directors: A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS  
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS  
Associate Director: P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

Prominently located on Fonthill Road two minutes' walk from Finsbury Park station and Picturehouse cinema. Directly opposite; Honest Burger, Rosa's Thai, Tonkotsu and many other restaurants.

A location plan is below.

## Description

Forms the ground floor restaurant / takeaway premises of an attached 4 storey building with residential above.

The premises were recently refurbished with a new kitchen (including Reco extraction system), new air conditioning, bar and dining area.

Arranged over ground floor and comprises 22 covers (16 internal, 6 external). The restaurant is closed for business.

## SERVICES

Three phase electric but NO GAS.

FLOOR AREAS (not measured and provided for indication purposes only)

**Ground floor** 700 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Tenure

Lease available by way of assignment. The purchaser will be expected to provide a 6 month rent deposit as security to the landlord.

The existing lease expires in September 2036. The passing rent is £38,500 per annum subject to reviews every 5 years with the next review September 2026.

User - restaurant and takeaway within Use Class E(b) and Sui Generis of the Town & Country Planning (Use Classes) Amendment (England) Regulations 2020.

## Licensing

Licensed to sell alcohol between 10:00am and 11:00pm Monday to Sunday.

## Rateable Value

Shop and premises - £23,250 with effect from April 2023.

## Planning

Not listed and not in a conservation area.

## EPC

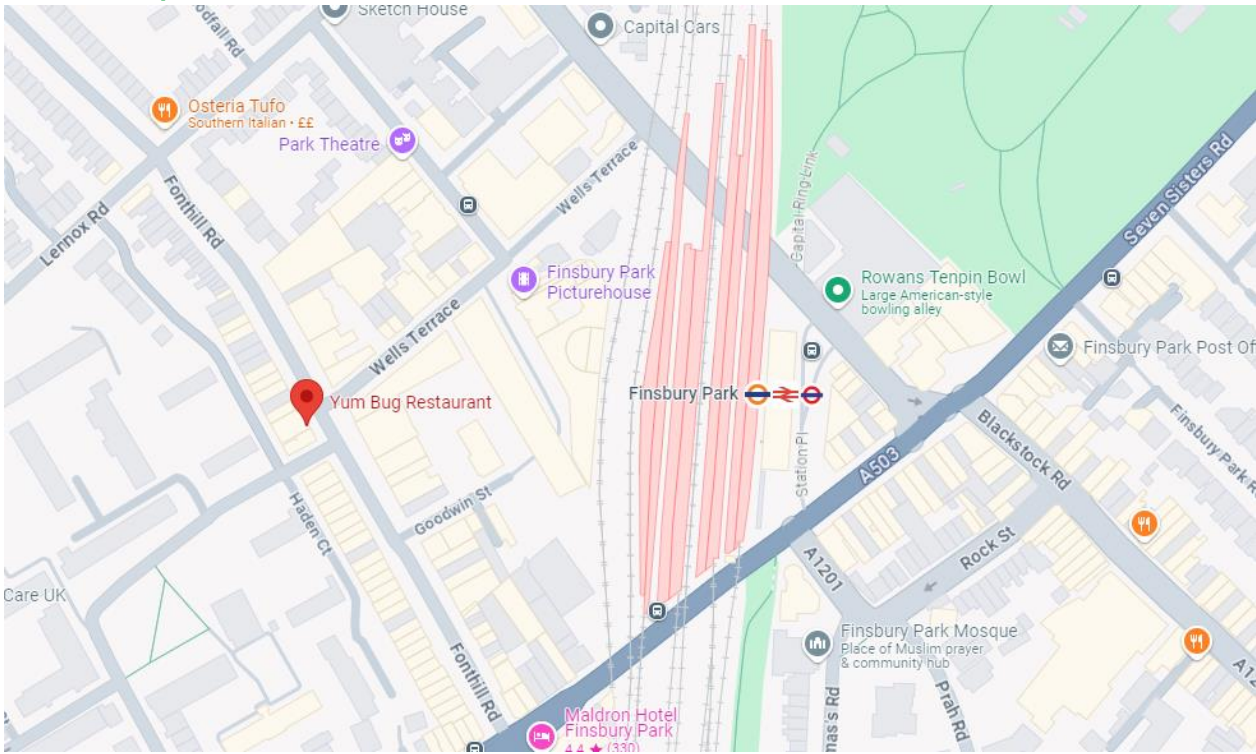
Available on request.

## Viewings

For further information please contact Richard Negus Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)



## Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes only.

## Internal Photo (from when previously trading)



## Kitchen

