## FORMER MONKEY NUTS

2 Park Road, Crouch End, London N8 8TD




## Location

The premises is located in the London Borough of Haringey in Crouch End at the intersection between Park Road and Middle Lane. Crouch End benefits from a diverse offering of operators including the Maynard Arms (Greene King), The Queens (Brunning and Price), Gail's, Waitrose, Marks \& Spencer and a number of independent operators.
Public transport connections are good with Crouch Hill station located 0.7 miles to the south offering London Overground services to Barking and Gospel Oak. Access to the London underground is provided 1.1 miles to the

west at Highgate tube station via the Northern Line, and 1.5 miles to the south east via the Victoria and Piccadilly Lines at Finsbury Park. Further transport connections are provided by a number of bus services, with Crouch End Broadway bus stop located just 150 metres to the south.

## Description

The property comprises a two storey end of terrace building, with rendered and exposed brick elevations beneath a flat roof. The restaurant is arranged over the ground floor with a small external terrace fronting Middle Lane and ancillary accommodation at first floor.


## Accommodation

The ground floor comprises an open plan trading area with a bar servery to the front and seating on loose tables, chairs and fixed booths for approximately 60 covers. To the rear is a further dining area with additional seating for 54 customers. Ancillary accommodation comprises a disabled toilet with a full trade kitchen and dumb waiter. Externally, there is a small terrace for approximately 15 covers to the side elevation.

An internal staircase to the rear provides access to the first floor which comprises an office, staff room, walk in fridge, plant room, dry store, cellar and ladies and gentlemen's toilets.
The premises has the following approximate gross internal areas:

| AREA | SQ M | SQ FT |
| :--- | :---: | :---: |
| Ground | 235 | 2,530 |
| First | 156 | 1,683 |
| TOTAL | $\mathbf{3 9 1}$ | $\mathbf{4 , 2 1 3}$ |

## Licencing

The property has been granted a Premises Licence in accordance with the Licencing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

| Monday to Friday | $10: 00-00: 00$ |
| :--- | :--- |
| Saturday | $11: 00-00: 00$ |
| Sunday | $12: 00-23: 30$ |

## Terms

The property is held on a lease expiring 18th March 2026 at a current rent of $£ 99,600$ per annum subject to five yearly open market rent reviews with the next review in March 2021.

## Fixtures \& Fittings

Fixtures and fittings may be available by way of separate negotiation.

## EPC

An EPC is in the course of preparation.

## Rateable Value

2017 £ 87,500

## VAT

All figures quoted are exclusive of VAT.

## Viewings

The unit is currently closed so all viewings must be arranged by prior appointment via the sole agents Savills.

## Contact

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