

FORMER MONKEY NUTS

2 Park Road, Crouch End, London N8 8TD



Key Highlights

- Prominent restaurant/public house unit to let
- Situated in the centre of Crouch End at the intersection between Park Road and Middle Lane
- 114 covers arranged over ground floor
- External terrace to the side elevation
- GIA: 391 sq m (4,213 sq ft) over ground and first floor
- Midnight premises licence



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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.

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