

# 4 South Grove

## Highgate Village, London N6

### CONFIDENTIAL DISPOSAL

- Fully fitted restaurant for sale
- Affluent London village location
- Al Fresco outside seating to front



#### Location

The Property is located at 4 South Grove, in Central Highgate, approximately half a mile from Highgate Underground station. Highgate is affluent, neighbourhood just north of Waterlow Park.

Nearby occupiers include Café Rouge, Le Pain Quotidien, and Pizza Express and Côte Brasseur and Ostuni.

#### Accommodation

The premises are arranged over basement, ground and first floors comprising the following approximate gross internal floor areas:

Basement	583 sq ft	54.2 sq m
Ground	1,246 sq ft	115.8 sq m
First	804 sq ft	74.7 sq m
Total	2,633 sq ft	244.7 sq m

#### Use

The property benefits from Use A3 of the Town & Country Planning (Use Classes) Order 1987.

#### Tenure

The Property is let on a Full Repairing and Insuring Lease for a term of 15 years from 5<sup>th</sup> October 2011, subject to upwards-only Open Market Rent Reviews on every 5<sup>th</sup> anniversary.

#### Rent

The Property is available by way of assignment of the existing lease at the current passing rent is £56,750,

#### Premium

Premium offers are invited.

#### Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£66,500
UBR (2016/17)	47.9p
Rates Payable	£31, 854

#### Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

#### EPC Certificate

Available upon request.

#### Contact Us

All appointments to view must be arranged via sole agents Colliers International, through:

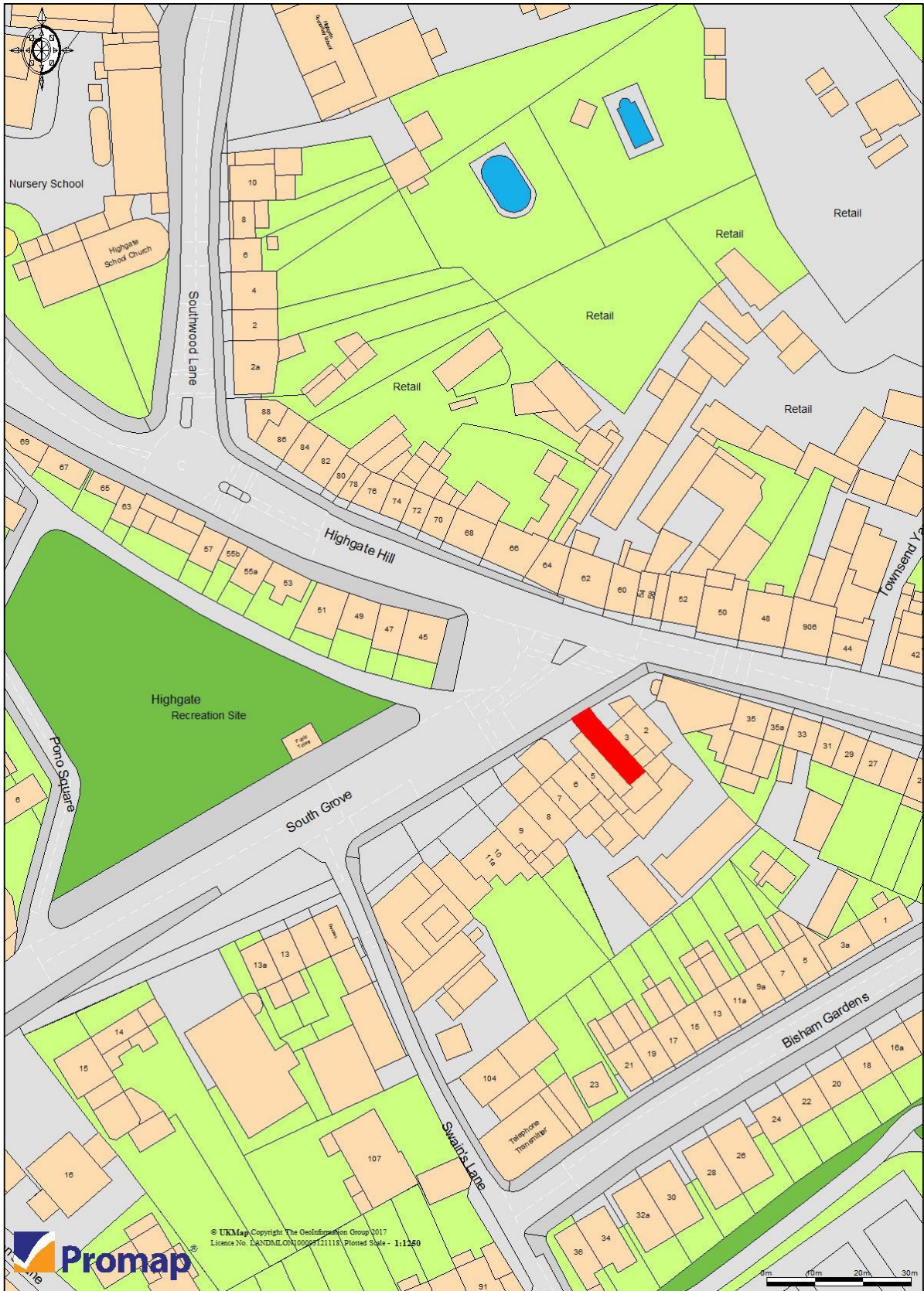
Ross Kirton  
020 7487 1615

[Ross.Kirton@Colliers.com](mailto:Ross.Kirton@Colliers.com)

Emily Shalash  
020 7344 6556

[Emily.Shalash@Colliers.com](mailto:Emily.Shalash@Colliers.com)

Colliers International  
50 George Street, London  
W1U 7GA United Kingdom  
+44 20 7487 1856  
[colliers.com/uk/london](http://colliers.com/uk/london)



Misrepresentation Act: Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA. (March 2017)

STRADA, 4 SOUTH GROVE, HIGHGATE, LONDON N6