



020 7935 2222

www.restaurant-property.co.uk

PROFITABLE A5 TAKE-AWAY BUSINESS FOR SALE



Lupa, 60 Crouch End Hill, Crouch End, London N8 8AG

LOCATION

Crouch End is an affluent, North London suburb with a haven of independent shops, cafes and bars nestled between Highgate and Alexandra Palace. The backdrop of original Victorian architecture all contribute to its great sense of charm.

The property is situated on the popular parade of Crouch End Hill in a prominent corner position, opposite M&S Simply Food. Other nearby operators include Thaitanic, The King's Head, Simply Japanese and Satay Malaysia.

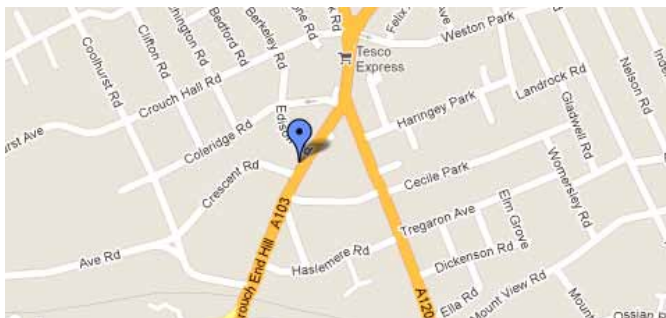
ACCOMMODATION

The property is arranged over ground and basement levels providing the following approximate areas:

Ground Floor	943 sq ft
Basement	180 sq ft
TOTAL	1,123 sq ft

LEASE

The premises are held by way of a Fully Repairing and Insuring 25 year Sub-Lease from 31st August 2004.



RENT

£37,500 per annum

PREMIUM

£100,000 for the benefit of this fully fitted upmarket Pizza delivery operation which is currently trading under the Lupa brand. The unit is fitted to a high standard and is generating approximately £10,000 net sales which is generating around £30,000 store level EBITDA per annum. This site has the potential for a much higher profit if it were more closely managed. The Lupa brand is a registered trademark, a sale of which could also be considered.

Further information can be found here: www.lupa.co.uk

RATES

We have been verbally informed by the Local Authority:

2011-2012
Rateable Value: £22,000
Rates Payable: £9,526

All parties are advised to confirm the above with Haringey Council.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWINGS

Please contact vendor's sole agent:

Mark Calder

Tel: 020 7935 2225

Mob: 07880 796 564

Email: mark@restaurant-property.co.uk

Subject to contract

Property Misdescriptions Act 1991/Misdescriptions Act 1967

Restaurant Property hereby gives notice that these particulars do not form any part of a contract or Offer. The details contained are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements of facts. Any intending purchaser must satisfy himself as to the correctness of each statement. The vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property.