



## Sophie's, 295 Hale Lane, Edgware, HA8 7AX

### Location

The premises are located on Hale Lane which is the main leisure hub in Edgware benefitting from good footfall and is a highly populated residential area with a number of office workers in the immediate vicinity.

Local operators include Soyo, Pizaza, Izgara, Cream's Café, Gordzinski, Mendys, Metsuyan, Hadar, Sami's, KFC, Nando's and Tesco's. Edgware underground station is located close by. For a better understanding of the location please review [Google Street View](#)

### Description

The premises are in excellent condition and are fully fitted throughout benefiting from a full extraction system, air conditioning and approximately 50 covers over ground floor with customer WC's and a well equipped kitchen and preparation area.

We understand the approximate Gross Internal Area to be:

Ground Floor	111 sq m	1,200 sq ft
Total	111 sq m	1,200 sq ft

### Tenure

The premises are held on terms of 12 years from 24 May 2018 at a passing rent of £30,000 pa exclusive, subject to 4 yearly upward only rent reviews.

### Premium

Premium offers in the region of £50,000 are sought for the benefit of the leasehold interest and fixtures and fittings in situ.

### Planning

The premises benefits from restaurant use.

### Further Details

An EPC has been commissioned and can be arranged request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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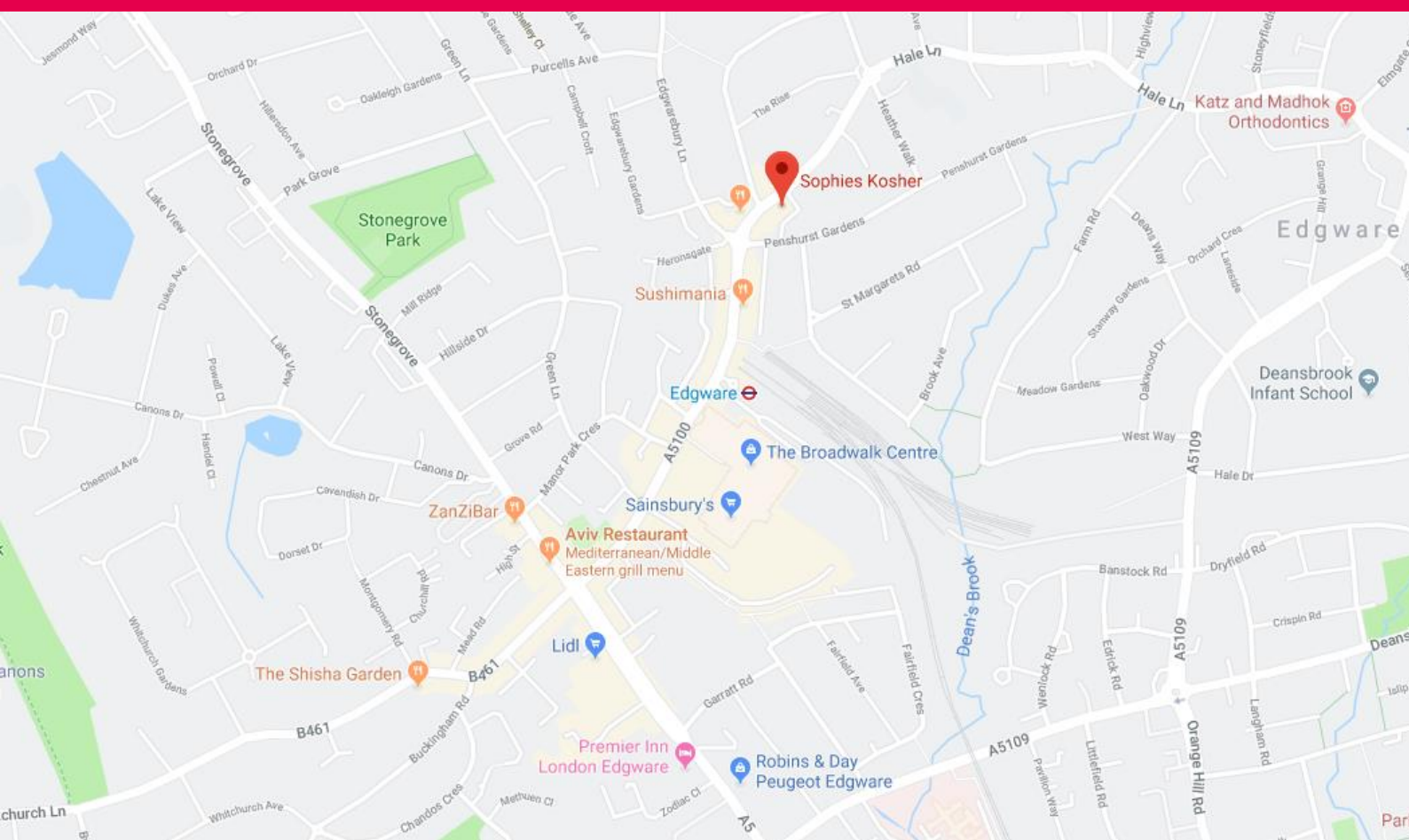




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