

RESTAURANT BUSINESS FOR SALE

29 GREEN LANE, NORTHWOOD HA6 2PX

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VDBM
Chartered Surveyors

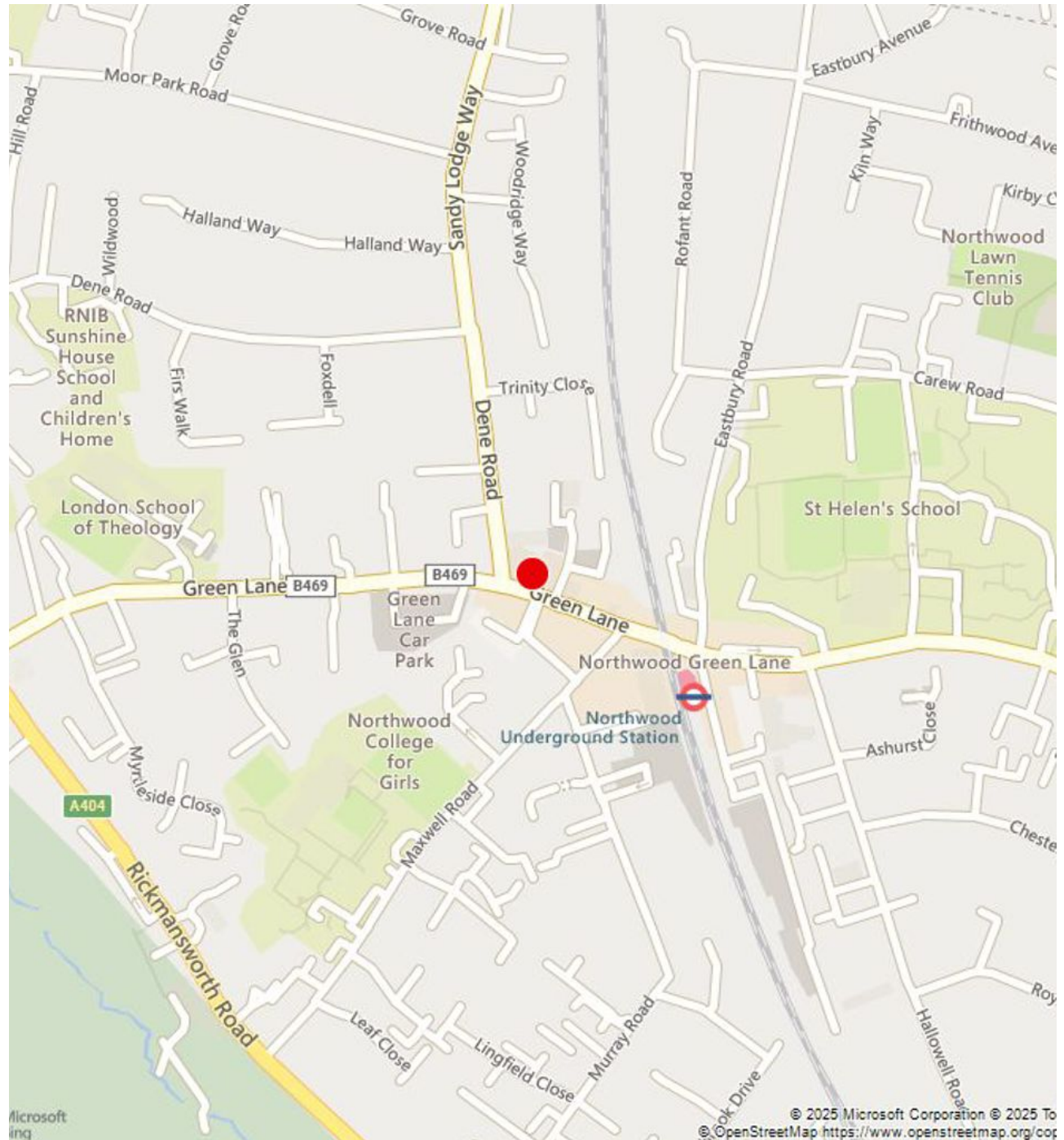
KEY FEATURES

- WELL-ESTABLISHED RESTAURANT BUSINESS FOR SALE
- SITUATED IN THE HEART OF NORTHWOOD
- 103 COVERS
- EXCELLENT FOOTFALL AND VISIBILITY
- AIR CONDITIONED THROUGHOUT
- STYLISH AND FULLY FITTED RESTAURANT

LOCATION

The property is positioned in a busy parade in the affluent suburb of Northwood. There is a large public car park nearby. The property adjoins Three Wishes, the only pub in the town and in addition there are a number of multiple retailers represented including Waitrose, Boots, Wenzels and Costa Coffee. Northwood is a popular location for people wanting to dine out.

The restaurant is within a couple of minutes' walk of Northwood Station (Metropolitan Line). Green Lane is well served by several bus routes providing convenient access to the area. Bus 331 runs between Uxbridge and Ruislip with stops in Northwood.







DESCRIPTION

An exciting opportunity to acquire a well-established restaurant business in the heart of affluent Northwood. Located on the bustling and highly desirable Green Lane, this fully fitted restaurant benefits from excellent footfall, strong local reputation.

Our client has built up a successful and popular business as a Turkish restaurant. The interior has been refitted by our clients and most of the kitchen equipment has also been replaced.

There is a bar area to the front of the property with seating on the ground floor plus a private dining room on the first floor. In total there is space for about 100 covers. There is a disabled WC on the ground floor with male and female toilets at first floor level. The kitchen is on the first floor to the rear of the building with a separate staff staircase and dumb waiter.

There is rear delivery access via Oaklands Gate.

BUSINESS RATES

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £37,500
Rates Payable: £14,250 (2026/2027)

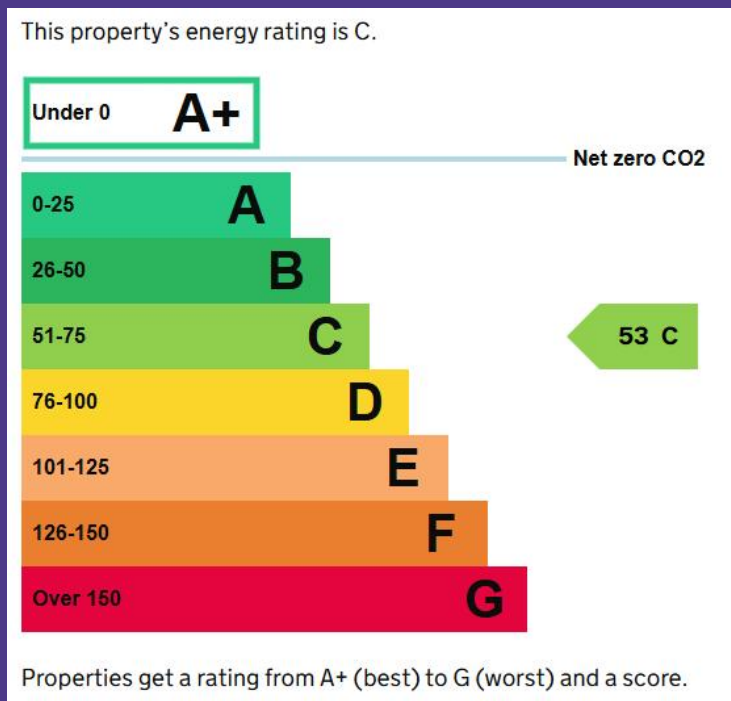
For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.



ACCOMMODATION	SQ FT	SQ M	
GROUND FLOOR	1,525	141.67	
FIRST FLOOR	1,138	105.72	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (53).



RENT

£50,000 per annum exclusive

TERMS

The property is held on a 15 year lease from September 2018 and the lease is within the security of tenure provisions of the Landlord & Tenant Act 1954.

PREMIUM

Our clients are seeking a premium of £495,000 plus VAT for the benefit of this successful established business, lease, fixtures and fittings. The existing business name is included within the sale.

Our clients are able to consider a sale of the business which trades under the name of Izgara Restaurant Limited (Company No. 13547646)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through VDBM.
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