

**303 Hale Lane,
Edgware, Middlesex
HA8 7AX**

**Freehold
Commercial/Residential
Investment**

- Ground Floor Let to Café Rouge Restaurants Ltd
- Vacant Three Bed Flat
- Close to Edgware Underground/Bus Station



Location & Description

A three storey mid-terrace building comprising a ground floor restaurant plus separate rear access to a self-contained flat on two upper floors near to the junction with Edgwarebury Lane just off Station Road.

Amongst a variety of established retailers including Nationwide, NatWest and Tesco Express (opposite) whilst also being a short walking distance from The Broadwalk Shopping Centre and Edgware underground/bus station.

Accommodation with approximate areas:
Ground Floor Restaurant (intercommunicating with 301)
Restaurant area 750 sq ft (70 sq m), approximately 60 covers
Kitchen/storage area 300 sq ft (28 sq m)
Total area 1,050 sq ft (98 sq m)

Let on a repairing and insuring lease to Café Rouge Restaurants Ltd for a term of years (by way of extension) from 25.12.1988 to

24.03.2019 at a rental of £15,000 p.a.
Rent reviews: 2013 and 2018

Note 1 : £15,000 p.a. was the original rent being paid in 1988.
Note 2: Sub-let to Haandi Restaurants Ltd.

Tenant profile: For the year ended 24.05.2009, Café Rouge Restaurants Ltd reported a turnover of £89.1m, a pre-tax profit of £7.1m and a net worth of £46.4m.

Experian Credit Score for 2010 as 'A' very low risk (confidence).

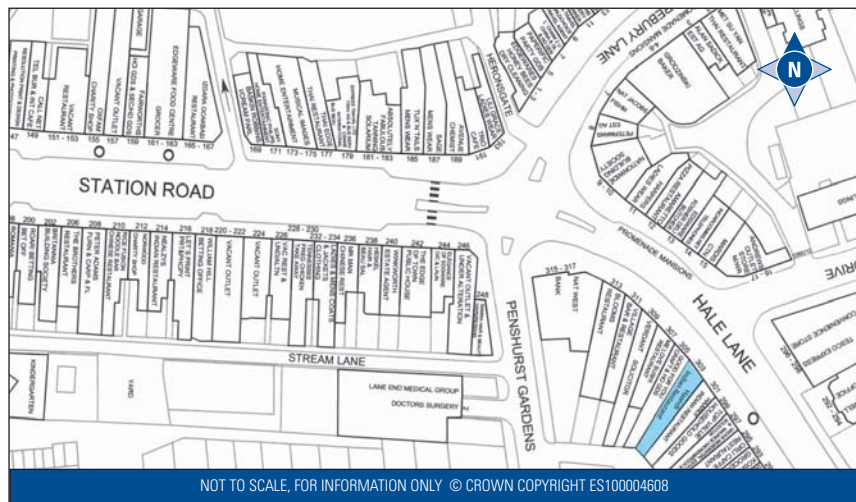
First & Second Floor Flat: Offered **VACANT**
4 rooms, kitchen, bathroom, WC - central heating (not tested)
EQUIVALENT TO £15,000 p.a. plus VACANT FLAT

CONTACT: 020 8520 8383

Joint Auctioneer

Petermans

Tel: 020 8958 5040 Ref: H Peterman Esq.



NOT TO SCALE, FOR INFORMATION ONLY © CROWN COPYRIGHT ES100004608