



Ground Floor Retail and Flats Above, 145 Stroud Green Road, N4 3PZ

Asking Price: £1,250,000 Freehold

Located on the main retail parade on Stroud Green Road, close to Crouch Hill and Finsbury Park stations, this mixed use, freehold investment offers an established ground floor restaurant with 3 flats above. Current income is £89,400pa

- Restaurant/Retail
- Freehold
- End of Terrace
- ERV circa £100,000PA
- 3 Self-Contained Flats
- Victorian
- 4248 Approx Sq Ft
- Investment



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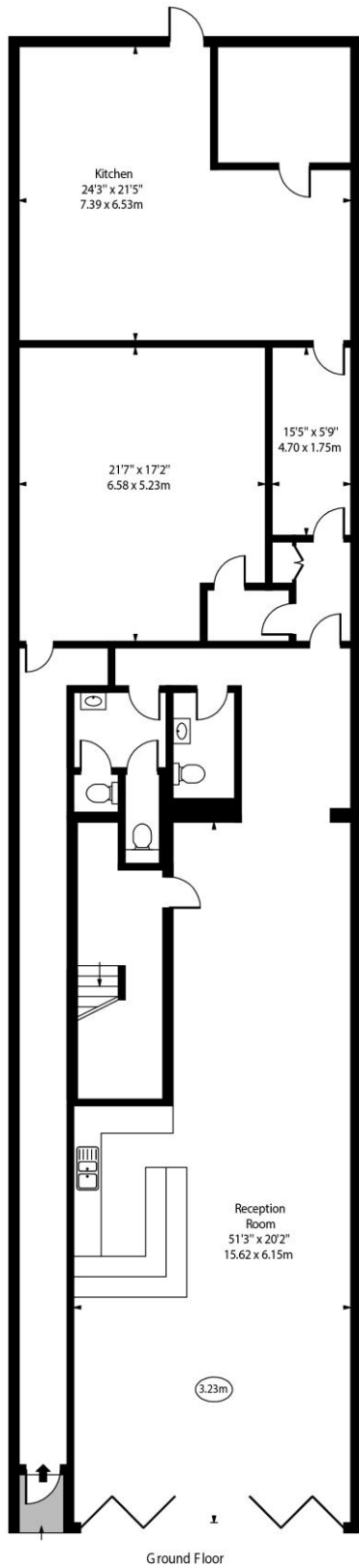
Ground floor restaurant trading as Viet Ngon, with a passing rent of £40,000pa comprises large restaurant/trading area, private events space, large kitchen/preparation area, storage and toilet facilities. the 1st and 2nd floors each provide large 1-bedroom flats, and the 3rd floor offers a large studio flat. all properties are let on ASTs with compliant communal areas. Further details and viewings by request.



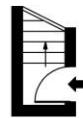
Stroud Green Road, N4



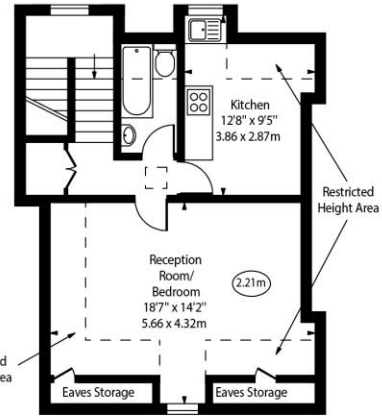
○ - Ceiling Height



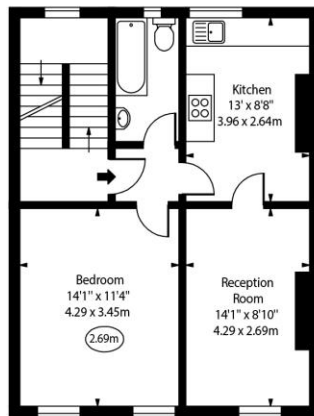
Ground Floor



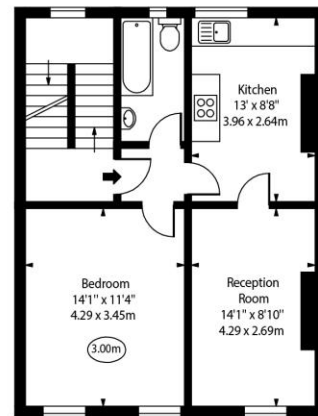
Second Floor



Third Floor



First Floor



Second Floor

Approx Gross Internal Area 4128 Sq Ft - 383.49 Sq M
 Approx. Floor Area Including Restricted Heights 4248 Sq Ft - 394.64 Sq M
 (Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
 However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
 for illustrative purposes only. Measured according to the RICS. Not To Scale.
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

