



Luzzi's, 59 Ballards Lane, Finchley, London, N3 1XP

Location

The premises are located on Ballards Lane in Finchley, close to Finchley Central Station. The area benefits from an affluent residential catchment and benefits from strong weekend trade. Local operators include Tintico, Vynam, Quirinale, Costa Coffee, Domino's Pizza, and The Joiners Arms. For a better understanding of the location please review [Google Street View](#)

Description

The premises are arranged over ground floor and first floor and are fully fitted to a high standard. The ground floor comprises approximately 40 covers, bar area, kitchen and an area to the rear for outside seating. The first floor consists of a further 30 covers, which can be used for private dining or as overflow to the main restaurant.

We understand the approximate Gross Internal Area to be:

Ground Floor	174 Sq m	1,895 Sq ft
First Floor	52 Sq m	560 Sq ft
Total	226 sq m	2,455 Sq ft

Tenure

The premises are held on a term of 15 years from 2016 at a passing rent of £35,000 pax, subject to 5 yearly rent reviews.

Premium

Premium offers in the region of £100,000 are sought for the benefit of the leasehold interest, premises license and fixtures and fittings in situ.

Planning and Licensing

The premises benefits from A1/A3 restaurant use. The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Thursday	08.00am to 23.00pm
Friday	08.00am to 23.30pm
Saturday	08.00am to 23.00pm
Sunday	08.00am to 22.30pm

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

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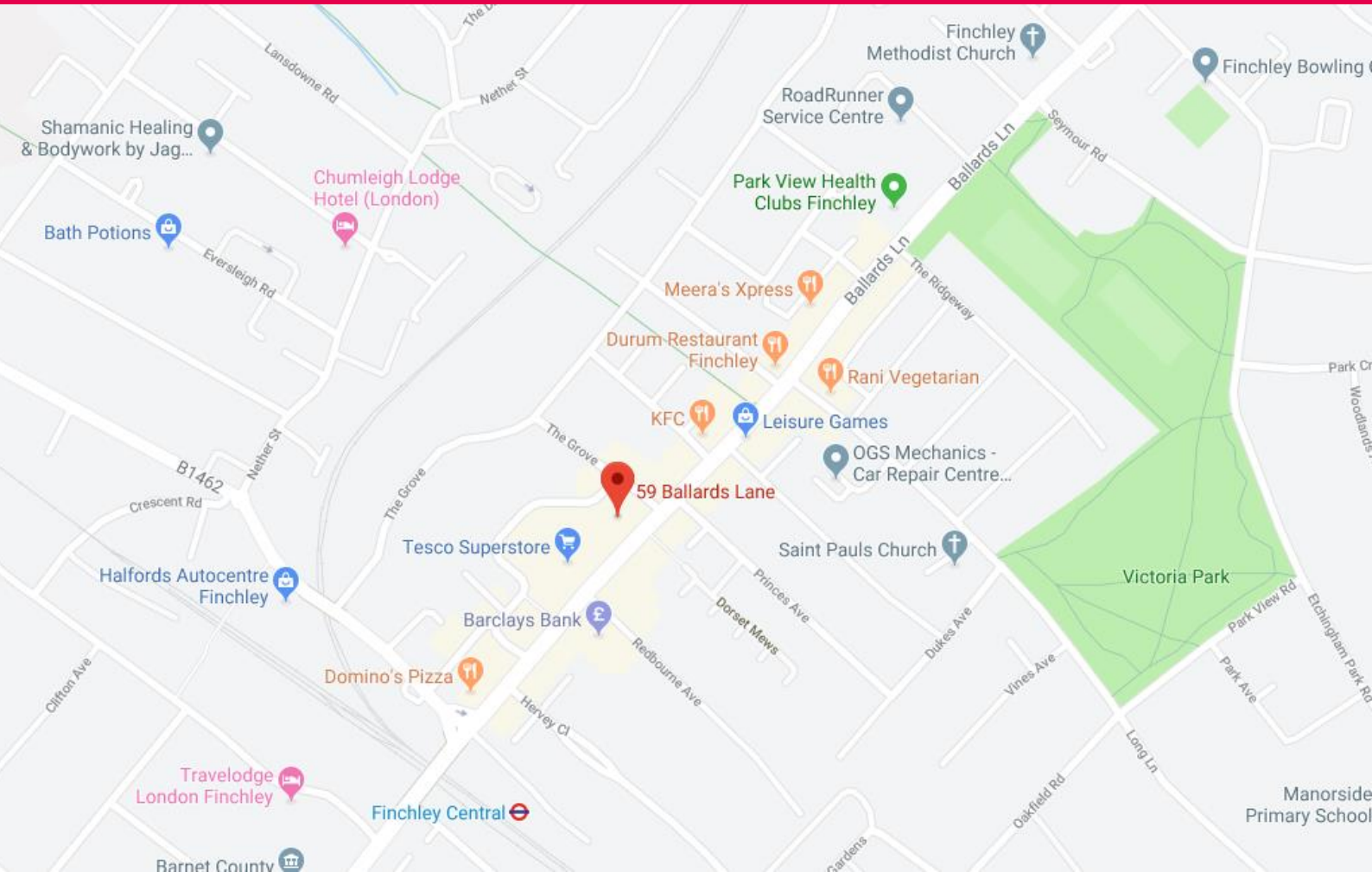
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CONFIDENTIAL LEASE FOR SALE – FINCHLEY N3

FULLY FITTED A1/A3 OPPORTUNITY WITH OUTSIDE SEATING



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