

Bramley Road, London, N14 4UT

Business & Lease for Sale – Ya Souvlaki, Oakwood – £100,000 Premium

Unique Estates are proud to present a rare opportunity to acquire the business and lease of Ya Souvlaki, a highly regarded and long-established Greek takeaway/restaurant occupying a prime trading position in the heart of Oakwood, just moments from Oakwood Underground Station (Piccadilly Line).

Having traded successfully for over 11 years, Ya Souvlaki has established itself as a well-known and popular local business with a loyal customer base, excellent reputation and strong repeat trade. The business is offered for sale fully furnished and fully equipped, providing an incoming purchaser with a genuine turnkey opportunity to continue operating immediately with minimal additional outlay.

The premises are available with a renewable lease, presenting an attractive long-term proposition for owner-occupiers, experienced operators and investors alike. There is also significant scope to grow and develop the business further, with clear potential to increase turnover by expanding trading hours and introducing a fuller lunch and dinner service offering.

Positioned in a highly accessible and sought-after location, the premises benefit from exceptional visibility and convenience, being located only a short walk from Oakwood Station and surrounded by a wealth of free and paid parking options, making it ideal for customer footfall, collections and deliveries alike.

This is an outstanding opportunity to take over a successful and established hospitality business in a prominent North London location with proven trading history, strong local presence and exciting future potential.

Please note: the incoming tenant/purchaser will be responsible for the vendor's legal fees in connection with the transaction.

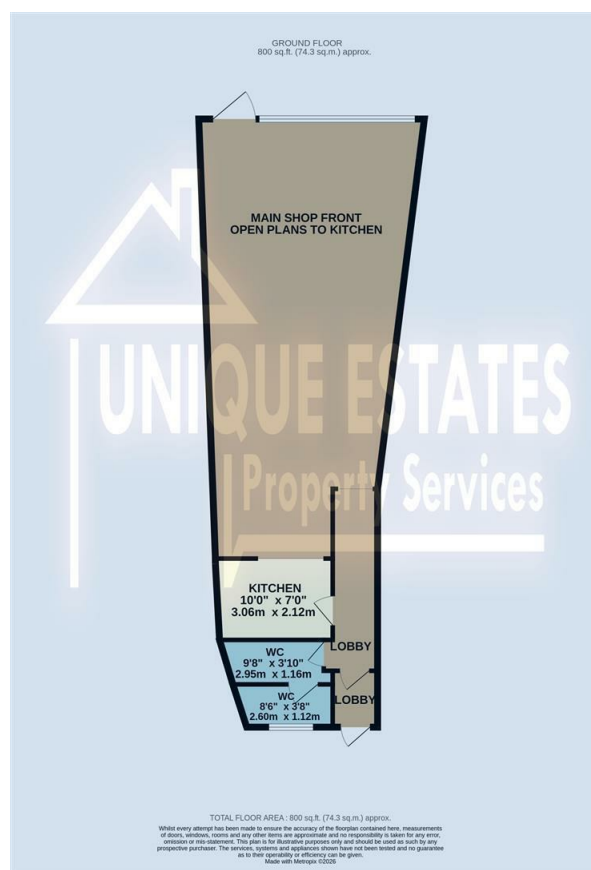


£100,000 Leasehold

11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050

Email: info@uniqueestates.co.uk Web: www.uniqueestates.co.uk

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB. Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



- Business and lease for sale
- £100,000 premium
- Well-established business trading for 11+ years
- Fully furnished and equipped
- Renewable lease
- Potential to expand and increase turnover
- Opportunity to open for lunch and dinner service
- Moments from Oakwood Station (Piccadilly Line)
- Nearby free and paid parking
- Established business



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.