



Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE
Tel: 0845 205 0007 Fax: 0845 205 0008
Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

A1 CAFE LEASE FOR SALE

HIGH ROAD, NORTH FINCHLEY N12 342 SQ FT (31.78 SQ M)

- Location:** Situated in the High Road close to the junction with Woodhouse Road. North Finchley is a vibrant area with a mix of offices, retail shops and a densely populated residential area.
- Description:** Comprising a nicely fitted café/sandwich bar offering eat in and takeaway. The premises are offered complete with coffee machine, sandwich griddle, display chiller cabinet and kitchen area etc.
- Areas:**
- | | |
|---------------|------------------------|
| Overall Depth | 9.75 m |
| Overall Width | 3.26 m |
| Total Area | 31.78 sq m (342 sq ft) |
- Lease:** Held on a 21 year Lease from 1994 at £9,650 pa with 5 yearly rent reviews (no more reviews outstanding) and expiring in 2015.
- Terms:** £20,000 is sought for the goodwill, fixtures, fittings and equipment.
- Business Rates:** London Borough of Barnet. Rateable Value £5,500. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.
- Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.
- Viewing:** **By Appointment only**
Via Claridges Commercial – 0845 205 0007