



PROPERTY CONSULTANTS

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PRIME A3 RESTAURANT LEASE FOR SALE



FINCHLEY ROAD, TEMPLE FORTUNE, NW11

- Location:** Situated in a prime position in Temple Fortune opposite Marks and Spencer and close to Starbucks, Abbey National, Waitrose and other national multiple retailers. Temple Fortune is an affluent North West London area favoured for its boutiques, café's, shops etc.
- Description:** Comprising an established and well fitted restaurant with 60 covers. The premises are suitable for a number of cuisines and styles and are offered fully fitted with a fully fitted bar and kitchen area, and air conditioned.
- Lease:** Held on a Full Repairing and Insuring Lease for a term of 20 years from 2004 with 5 yearly rent reviews at £50,000 pa.
- Terms:** Premium offers are invited for the goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Barnet. Rateable Value £22,250. Rates Payable for 2009-2010 rates period is approximately £10,791 pa. 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 Sole Agents Claridges Commercial – 0845 205 0007