



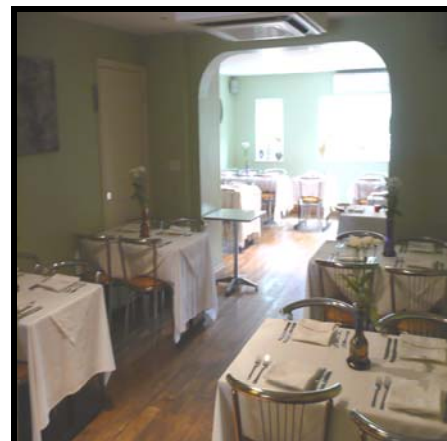
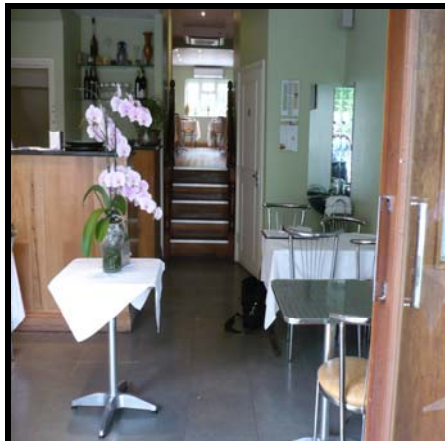
PROPERTY CONSULTANTS

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A3 RESTAURANT AND RESIDENTIAL ACCOMMODATION LEASE FOR SALE



REGENTS PARK ROAD, FINCHLEY N3 1,277.50 SQ FT (118.68 SQ M)

- * Up to 70 covers
- * Studio flat
- * Fold back shop front
- * Good location

Location:

Situated in Regents Park Road close to the junction with Gravel Hill and East End Road. Other local occupiers include Zizzi. The nearest tube station is Finchley Central (Northern Line).

Description:

Comprising a nicely fitted restaurant on two levels with a well fitted kitchen and studio flat on an upper floor. The premises are held on an overriding Lease to include the flat.

The premises would suit a variety of different cuisines and styles (currently Kosher).

A fold back shop front has been fitted to open the restaurant to the street and there is additional 'Al Fresco' seating and dining on the forecourt.

Note - Flat currently let on AST at approx £8,000 pa

We would recommend an early viewing.

<u>Areas:</u>	Lower dining area	4.38 m x 6.57 m (28.77 sq m)
	Upper Dining Area	4.50 m x 10.07 m (45.31 sq m)
	Kitchen Area	4.26 m x 10.47 m (44.60 sq m)
	Total	118.68 sq m

- * Disabled WC
- * Separate male and female WC's
- * Studio flat (self contained)
- * Parking at rear for 1-2 vehicles

Lease: Held on a 25 year FRI Lease from 2006 with 5 yearly rent reviews at £27,000 pa. Next rent review in 2011.

Terms: £59,995 is sought for the fixtures, fittings and equipment.

Business Rates: London Borough of Barnet. Approximately £4,500 pa payable for 2009/2010. 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 Agent Claridges Commercial – 0845 205 0007