



PROPERTY CONSULTANTS

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A3 PREMISES WITH LOW RENT LEASE FOR SALE



TOTTERIDGE LANE, LONDON, N20 572 SQ FT (53.20 SQ M)

Location: Situated in a parade of shops in Totteridge Lane close to the station. Totteridge is an affluent location close to Whetstone and Woodside Park.

Description: The premises comprise a long established restaurant in need of some modernisation and with extension potential.

Currently arranged with 40 covers.

The rental is at a low level and historically has remained so during the tenancy of the current tenant for 17 years plus.

Areas: Internal width 14'5"
Internal depth 39'5"
Total area 572 sq ft

Lease: Held on a 20 year FRI lease from 2001 with 5 yearly rent reviews at £8,500 pa.

Premium: £120,000 is sought for the lease, goodwill, fixtures, fittings and equipment.

Business Rates: London Borough of Barnet – Rateable value £6,400 and rates payable £2,913.20 pa. (Please note that if small business rates are applied for this could reduce to approximately £1,800 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