



PROPERTY CONSULTANTS

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SAFE DEPOSIT CENTRE BUSINESS FOR SALE



FINCHLEY, LONDON N12 450 SQ FT (41.8 SQ M)

Location:

Situated in a small parade in Lodge Lane close to a large public car park. The nearest Underground Station is Woodside Park a short walk away.

Description:

Comprising a newly set up safety deposit business with 714 deposit boxes of various sizes within a high security strong room. The premises have all the latest high security devices. The business is for sale as a going concern with the option to expand into Bureau de Change, money transfer etc. Full details available to bona fide enquiries.

Areas:

Approximately 450 sq ft (41.8 sq m)
2 parking spaces at rear and one on forecourt

Lease:

Held on a 10 year Lease from 2008 (April) with 5 yearly rent reviews at £12,000 pa.

Terms:

£160,000 is sought for the goodwill, fixtures, fittings and equipment as a going concern.

Business Rates: London Borough of Barnet – Approximately £2,200 pa 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 Sole Agents Claridges Commercial – 0845 205 0007