

## **SUBSTANTIAL PREMISES A1/A2/A3 USE LEASE FOR SALE**



## **NORTH FINCHLEY, N12 500 SQ FT - 4,520 SQ FT**

**Location:** Situated on the corner of Lodge Lane and High Road, North Finchley adjacent to Starbucks. There are numerous multiple retailers in the immediate vicinity.

**Description:** Comprising restaurant premises which is being let either as a whole or in part. The whole area comprises a substantial restaurant with 180 covers arranged over ground floor and basement, which could be sub-divided to create two ground floor areas of approximately 500 sq ft for one section and approximately 2,300 sq ft for the other.

Currently the basement area comprises a fully fitted kitchen with dumb waiter, function suite with bar and an office/storage area. Please contact us for details of the rents for specific areas.

Adjacent to the premises is a Local Authority car park with 250 spaces, which is pay and display during the day but free after 6.30 pm.

The premises are fully air conditioned and has a full licence until midnight and has been used as a lounge, bar, restaurant for many years.



<b><u>Areas:</u></b>	Frontage	70'
	<u>Ground Floor</u>	
	Internal width	67'6"
	Internal depth	41'8"
	Total	2,825 sq ft
	<u>Basement</u>	
	Function suite/bar/cold room	800 sq ft
	Fully fitted kitchen/cold room	28'5 x 15'3" (436 sq ft)
	Store room	6'1" x 15'4" (93 sq ft)
	Office	13'1" x 12'6" (165 sq ft)
	Separate male and female WC's	

**Lease:** Available on a new Full Repairing and Insuring Lease for a term of 15 years with 5 yearly rent reviews at £69,000 pa.

**Terms:** Premium offers invited.

**Business Rates:** London Borough of Barnet – Rateable Value £20,250. Rates Payable approximately £8,383 pa payable for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://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

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