

(A1) SHOP/CAFE LEASE FOR SALE



FINCHLEY ROAD LONDON NW3 APPROX 1853 SQ FT (172.24 SQ M)

Location: A well located shop premises situated adjacent to Peacocks and Coral Bookmakers and close to Robert Dyas.

Description: Comprising retail premises that are arranged over ground floor and basement and currently trading as a cafe and are fully fitted. The premises would suit a party looking to expand the existing cafe business or take the premises for a new retail business.

Areas:

<u>Ground Floor</u>		
5.03 m wide x 13.57 m deep		(68.25 sq m)
Wide staircase leading to retail basement which is mostly open plan & measures 14.76 m x 5.19 m		(76.60 sq m)
Plus ancillary/WC	6.50 m x 4.21 m	(27.36 sq m)
Total area	Approx 1853 sq ft	(172.24 sq m)



Lease: Held on a 10 year FRI Lease from January 2011 of £28,500 pa with 5 yearly rent reviews.

Terms: £15,000 is sought for the benefit of this Lease.

Business Rates: London Borough of Camden. Rateable value £24,500. Approximate rates payable for 2011/12 is £11,000 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 £180.00 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
Claridges Commercial – 0845 205 0007

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.