

## FREEHOLD BUILDING FOR SALE WITH A3 USE & REDEVELOPMENT POTENTIAL



### PORTSDOWN MEWS, FINCHLEY ROAD, NW11 510 SQ FT (47.42 SQ M) + GARAGE

- \* Redevelopment Potential
- \* 32 Covers
- \* Central Heating
- \* Air Conditioning

**Location:** Situated in Portsdown Mews, Temple Fortune (actual postal address is Finchley Road). Portsdown Mews runs to the rear of Finchley Road and between St Georges Road and Portsdown Avenue.

**Description:** Comprising a single storey building with store room and garage. The building is currently trading as a café and has a variety of potential uses, including A3, retail, offices A2 and the possibility of redevelopment. The adjacent single storey building has planning consent for the erection of a two storey B1 office building and it is thought that a similar building could be constructed on this property, subject to the necessary consents.

<b>Areas:</b>	Restaurant/Kitchen (32 covers)	5.39 m x 6.6 m	(35.57 sq m)
	Store/WC	2.2 m x 5.39 m	(11.85 sq m)
	Garage/Store	Unmeasured	



**Terms:** £150,000 is sought for the Freehold interest.

**Business Rates:** London Borough of Barnet. Approximately £2,500 pa payable. 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.

**EPC:** The client has been advised of the need to provide an Energy Performance Certificate.

**Viewing:** **Strictly by appointment only**  
**Via Claridges Commercial – 0845 205 0007**



