

## GROCERY/OFF LICENCE BUSINESS LEASE FOR SALE



### HAMPDEN SQUARE, SOUTHGATE, N14 Circa 678.30 Sq ft (63.01 Sq m)

- Location:** Situated in Hampden Square, which is at the Junction of Osidge Lane.
- Description:** Comprising an established grocery/convenience store/off licence which trades 7 days from 8.00 am – 11.00 pm. The premises are well-fitted and stock a large range. Full details of turnover available to bona fide enquirers upon request.
- Areas:**
- |                |        |
|----------------|--------|
| Internal width | 17'    |
| Depth          | 39' 9" |
- Large yard and storage shed
- Lease:** Held on a 16 year FRI Lease from 2001 @ £10,500 per annum. Rent reviews 4 yearly. (The last rent review was September 2009 and we are currently awaiting details of the current rent).
- Premium:** £45,000 is sought for the goodwill fixtures, fittings and equipment plus stock at valuation.
- Business Rates:** London Borough of Barnet approximately £2,100 pa payable. Interested parties should make their own enquiries via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.
- Viewing:** **Via appointment only via Sole Agent  
Claridges Commercial – 0845 205 0007**