

COMMERCIAL ESTATE AGENTS & VALUERS

**WELL LOCATED SHOP & SELF CONTAINED FLAT
TO BE LET**

809 HIGH ROAD, NORTH FINCHLEY, LONDON N12 8JT



All Transactions are Subject to Contract

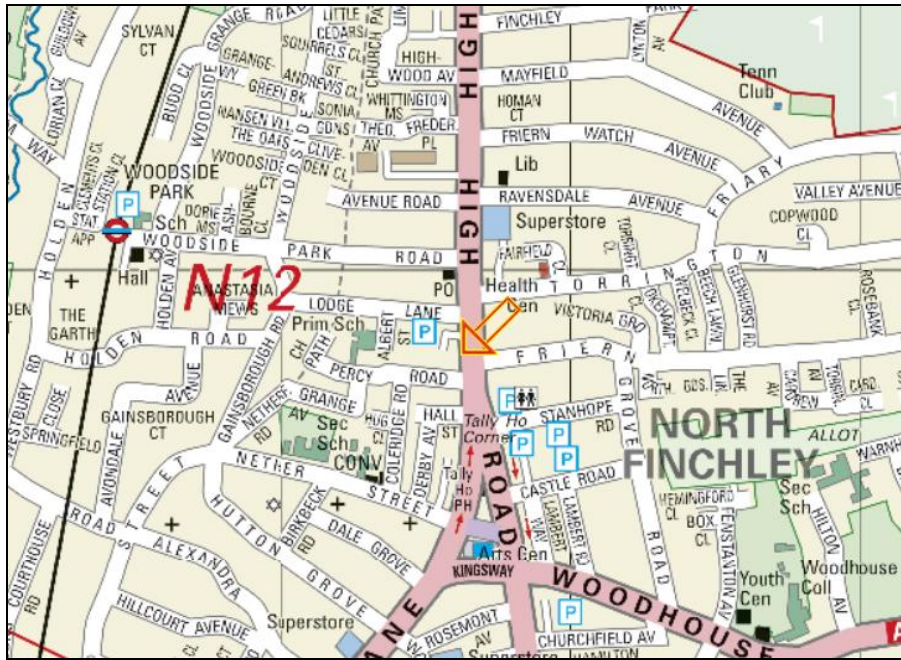
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

The premises are situated in excellent trading position close to the junction with Lodge Lane, which has a large public car park. Nearby multiples include Starbucks, Boots the Chemist, Nat West Bank, Superdrug, River Island, Waterstones, Costa Coffee & KFC.

ACCOMMODATION

Comprises a ground floor shop together with a self contained flat above affording the following approximate dimensions:

Frontage	14' 6
Return Frontage	14' 1
Internal width	14' 1
Depth	29' 7
Shop area	416 sq ft
Rear room	170 sq ft
Basement (not measured)	103 sq ft

TOTAL AREA 689 SQ FT APPROX

The flat, which is approached from the rear, is arranged on the 1st and 2nd floors and comprises 4 rooms, kitchen, bathroom and WC.

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

RENT

£32,500 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the premises has a rateable value of £22,500 and the rates payable for 2020/21 would therefore be £11,,227 per annum. Interested parties should confirm annual rates payable with the Rating Authority. As part of financial support for businesses during Corona Virus, the Government has introduced relief from rates bills from 2020 to 2021 Tax Year. Eligibility can be checked on the Government website.

EPC

B.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment through sole agents



Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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