

COMMERCIAL ESTATE AGENTS & VALUERS

**SHOP & RESIDENTIAL INVESTMENT**

**FREEHOLD FOR SALE**

**148 BALLARDS LANE, FINCHLEY CENTRAL, N3 2PE**



**LOCATION** The premises are situated in a bustling part of Ballards Lane close to the junction with The Ridgeway. Nearby multiples include William Hill and Explore Learning

1 BEDFORD ROAD  
EAST FINCHLEY LONDON N2 9DB  
E: [property@michaelberman.co.uk](mailto:property@michaelberman.co.uk) W: [www.michaelberman.co.uk](http://www.michaelberman.co.uk)

**TELEPHONE: 020 8346 5100**



**ACCOMMODATION** Comprises a ground floor shop and rear extension, currently trading as an Interior Designers together with a 2 bed flat on the first floor, approached from the rear. The shop affords the following approximate dimensions:

Frontage	15'9
Internal width	18'1 narrowing to 13'1 at rear
Depth	60' 9
Ground floor area	870 sq ft approx

**TENANCIES & INCOMES**

The shop is let to Zana Kader t/a Formefeitos (UK) Ltd on an FRI lease for a term of 25 years from February 2009 subject to a rent review in February 2029 and 5 yearly thereafter.

Current income £23,000 per annum exclusive.

The first floor flat, is let on an AST producing £18,000 per annum.

**Total income: £41,000 per annum.**

**TENURE**

Freehold for sale subject to the tenancies and incomes as above and vacant possession of the office.

**PRICE**

Offers in the region of £950,000.

**EPC**

Shop: TBA  
Flat: TBA

**LEGAL COSTS**

Each party to be responsible for their own costs incurred.

**VIEWING**

Strictly through sole agents as above.

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