

COMMERCIAL ESTATE AGENTS & VALUERS

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

805 HIGH ROAD, NORTH FINCHLEY, LONDON N12 8JT



LOCATION

The premises are situated in an 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, Mc Donalds, Costa Coffee, Superdrug, Waterstones, KFC, Tesco Express and Café Nero.

All Transactions are Subject to Contract

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ACCOMMODATION

Comprises a ground floor shop, previously trading as a ladies fashion retailer and rear yard, together with a self-contained flat above affording the following approximate dimensions:

Frontage	15' 1
Internal width	13' 11
Depth	48'
Sales area	548 sq ft
Rear room & wc	65 sq ft
Total floor area	<u>613 sq ft</u>

The flat, which is approached from the rear, is arranged on the 1st and 2nd floors and comprises 3-4 rooms, kitchen, shower room and 2 toilets and will be offered with vacant possession.

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.

RENT

£49,500 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the rateable value for the shop is £27,000 and the rates payable for 2024/25 are £10,314 per annum. Retail, hospitality and leisure uses currently are legible for rates relief of 40%. Interested parties should confirm annual rates payable with the Rating Authority.

EPC

Shop: B
Flat: E

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

Strictly by appointment through sole agents as above.

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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