

COMMERCIAL ESTATE AGENTS & VALUERS

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

805 HIGH ROAD, NORTH FINCHLEY, LONDON N12 8JT



LOCATION

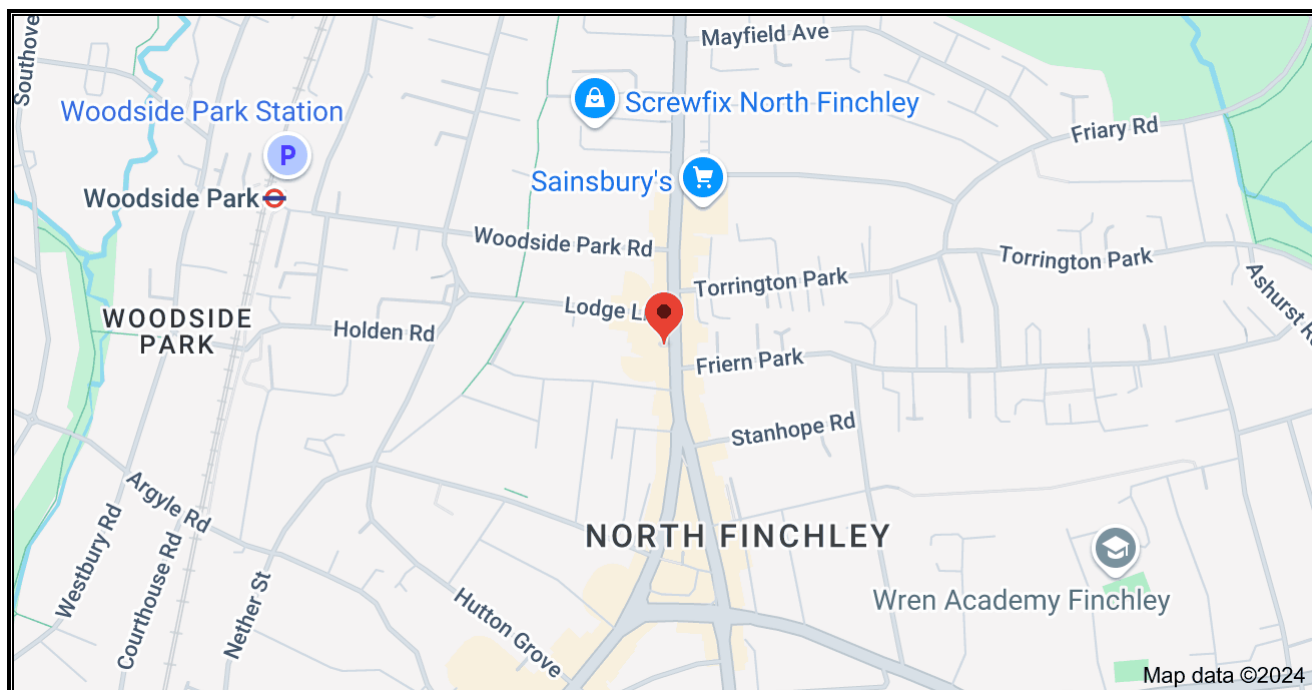
The premises are situated in an excellent trading position close to the junction with Lodge Lane, which has a large public car park. Nearby multiples include Starbucks, Boots the Chemist, Nat West Bank, Mc Donalds, Costa Coffee, Superdrug, Waterstones, KFC, Tesco Express and Café Nero.

All Transactions are Subject to Contract

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



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 2026/27 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;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."