

COMMERCIAL ESTATE AGENTS & VALUERS

WELL LOCATED SHOP

956 SQ FT APPOX

TO LET

771 HIGH ROAD, NORTH FINCHLEY, LONDON N12 8JY



LOCATION

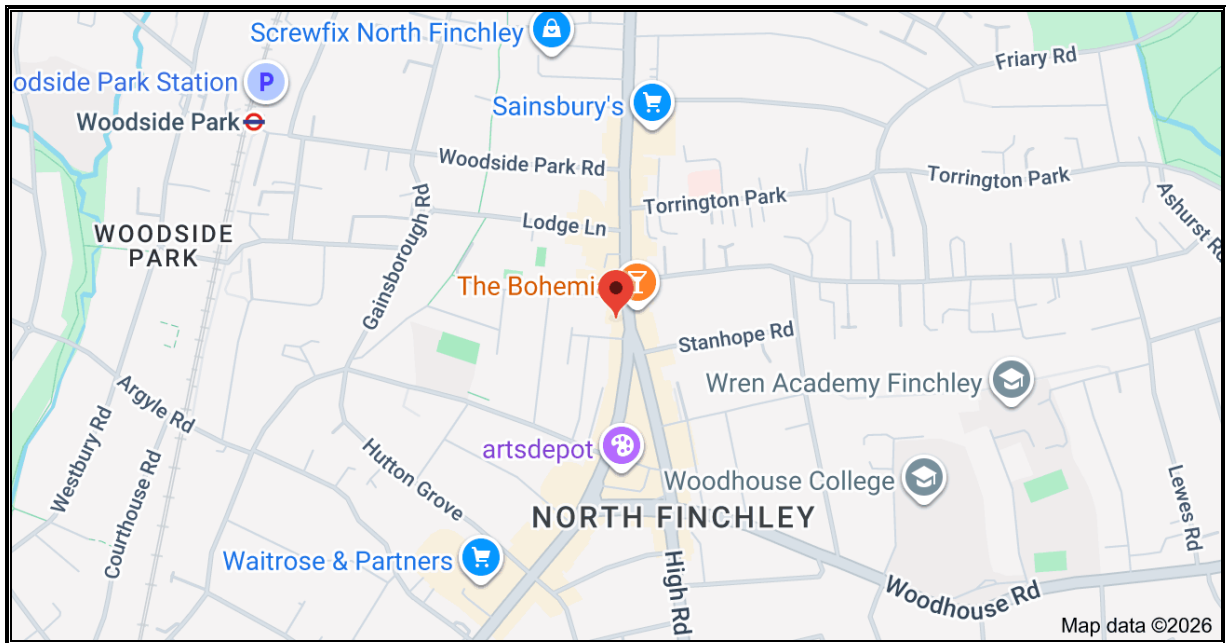
The premises are situated in an excellent trading position close to the junction with Hall Street. Nearby multiples include Nandos, Tesco Express, Wenzels, Poundland, Holland & Barrat and Subway.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100

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 betting shop, benefiting from a suspended ceiling with recessed lighting, air conditioning, tiled floor and two toilets (one disabled). The shop affords the following approximate floor area:

Gross Frontage	18'8
Net Frontage	15'6
Internal width	14'3 widening to 17'
Depth	62'8

Total floor area **956 sq ft approx**

LEASE A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 4 yearly intervals.

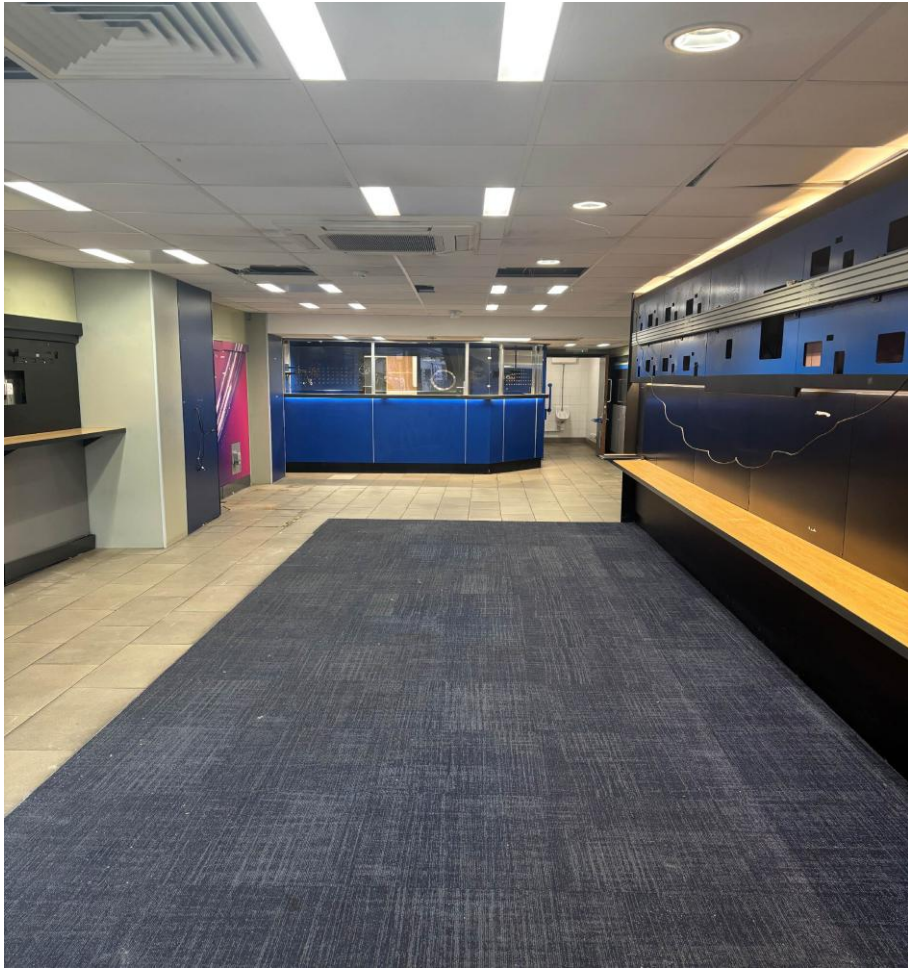
RENT £40,000 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value for the shop is £27,750 and the rates payable for 2026/27 are £10,600 per annum. Interested parties. should confirm annual rates payable with the Rating Authority.

EPC B

LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through 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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