



**752 HIGH ROAD
NORTH FINCHLEY
N12 9QE**

**PRIME SHOP LEASE
AVAILABLE**

Location: Prominently located on High Road North Finchley between Stanhope Road and Friern Park with public car parking at rear. Nearby occupiers include Shoe Zone, Toni & Guy, Holland & Barrett, Everything is £1, Santander & McDonalds.

Description: Comprising a fully fitted GF & basement vacant restaurant with an enclosed rear storage area. It has the following approximate dimensions & areas:

Gross Frontage	5.63 m	18 ft 06 ins
Internal Width	5.02 m	16 ft 06 ins (ave)
Shop Depth	20.77 m	68 ft 02 ins
Ground Floor Sales	85.08 sq m	924 sq ft
Ground Floor Ancillary	12.35 sq m	133 sq ft
Basement Ancillary	95.07 sq m	1,030 sq ft
First/Secondo Floor		Self-contained residential flat

Tenure: Held on a 25 year FRI lease from January 1996 with no further rent review at a current rent of £46,500 pax. The flat is let on an AST at a rent of £11,500 per annum. The net rent on the shop therefore is £35,000 per annum exclusive.

Premium: Offers invited or alternatively a sub lease of the shop alone at £35,000 pax.

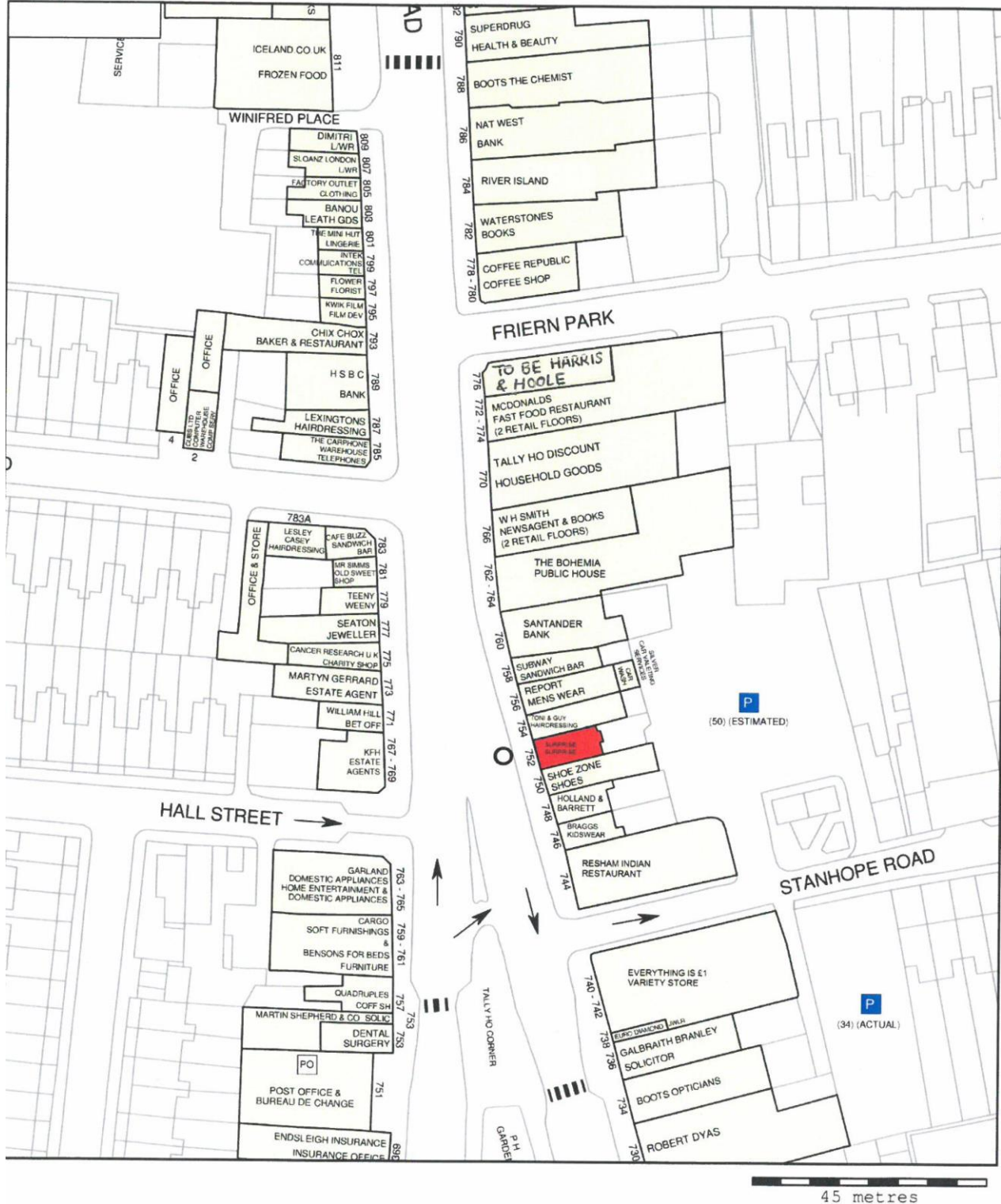
Rates: We are verbally informed by the Local Authority that the premises are assessed for rates as follows:

RV (draft 2017):	£37,750
Rates Payable (2017/2018):	£18,772

Legal Costs: Each party to bear their own legal costs.

Viewing: Strictly by prior appointment with sole retained agent.

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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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