

COMMERCIAL ESTATE AGENTS & VALUERS

WELL LOCATED LOCK UP SHOP

LEASE TO BE ASSIGNED WITHOUT PREMIUM

174 HIGH ROAD, EAST FINCHLEY, LONDON N2 9AS

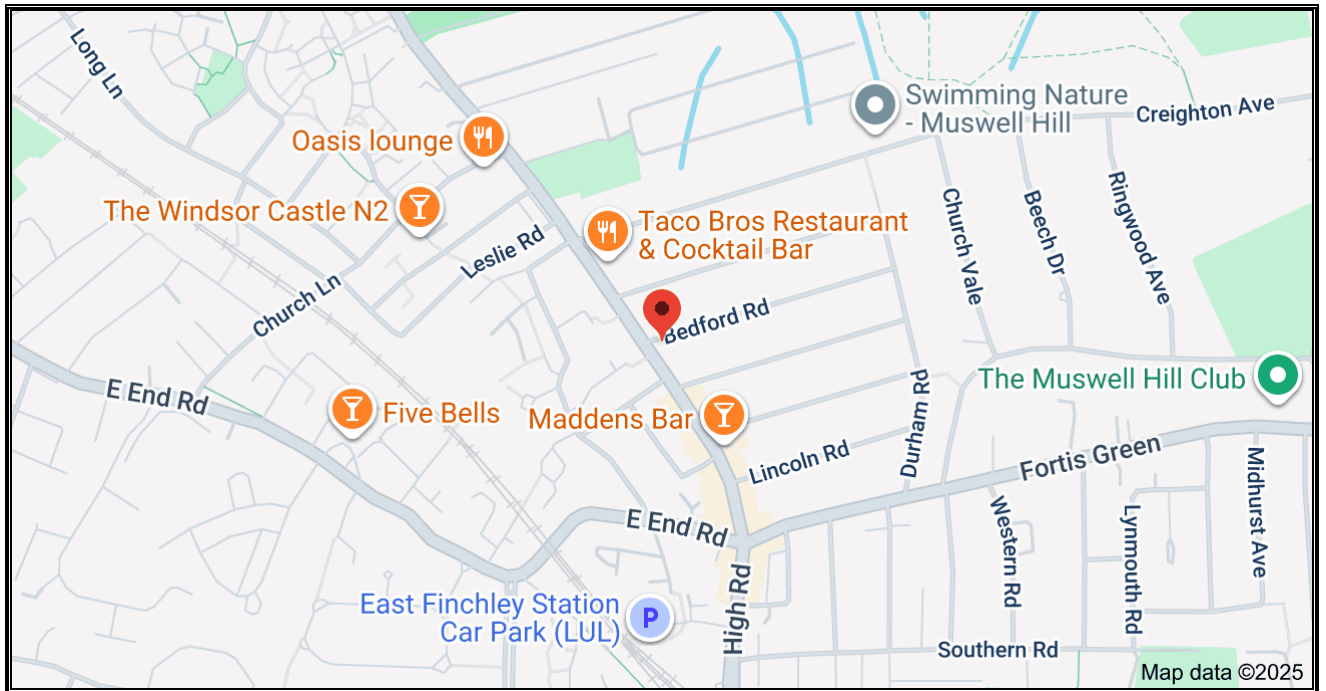


All Transactions are Subject to Contract.

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



LOCATION	The premises are well located in this popular High Road close to the junction with Bedford Road. Nearby multiples include Sainsbury's, KFC & Co-operative Funeral Services.										
ACCOMMODATION	Comprises a lock up shop together with rear kitchen and toilet, affording the following approximate dimensions and floor area: <table> <tr> <td>Gross Frontage</td> <td>18'8"</td> </tr> <tr> <td>Maximum internal width</td> <td>13'4"</td> </tr> <tr> <td>narrowing to</td> <td>9'8"</td> </tr> <tr> <td>Built depth</td> <td>50'6"</td> </tr> <tr> <td>Floor area</td> <td>505 sq ft</td> </tr> </table>	Gross Frontage	18'8"	Maximum internal width	13'4"	narrowing to	9'8"	Built depth	50'6"	Floor area	505 sq ft
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LEASE	Held on a full repairing and insuring lease for a term of 10 years from June 2022 subject to upward only rent review in June 2027.										
RENT	£23,000 per annum exclusive.										
RATES	Obtained from the www.voa.gov.uk website the premises has a rateable value of £17,000 and the rates payable for 2025/26 would therefore be £8,483 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	D										
LEGAL COSTS	Each party to be responsible for their own legal 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.”