

466 Long Lane  
East Finchley  
London  
N2 8JL



MG  
MARTYN GERRARD  
COMMERCIAL

466 Long Lane  
East Finchley  
London  
N2 8JL

Assignment of  
Existing Lease

E- Commercial  
Business & Service

Shop Premises and  
Uppers

Ground Floor  
1<sup>st</sup> Floor  
2<sup>nd</sup> Floor



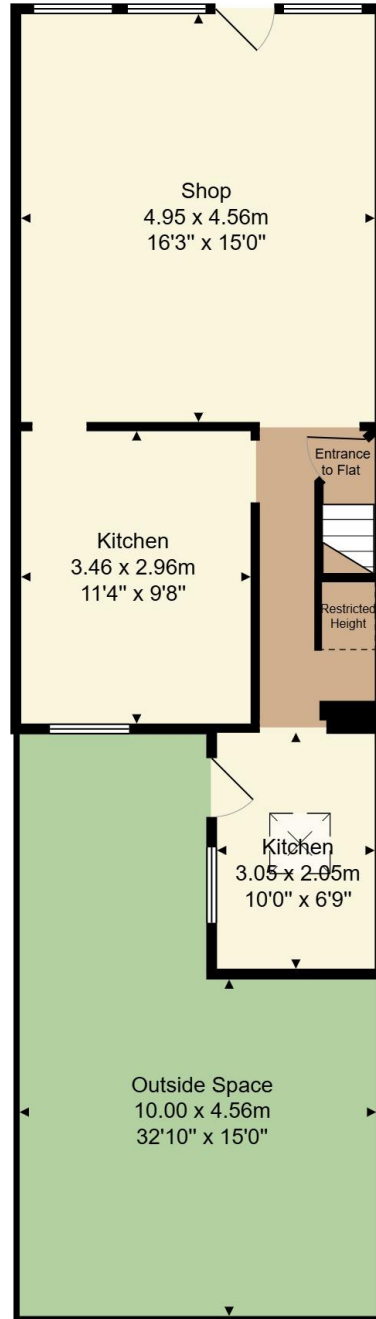
466 Long Lane  
 East Finchley  
 London  
 N2 8JL

Total Ground  
 Floor Area

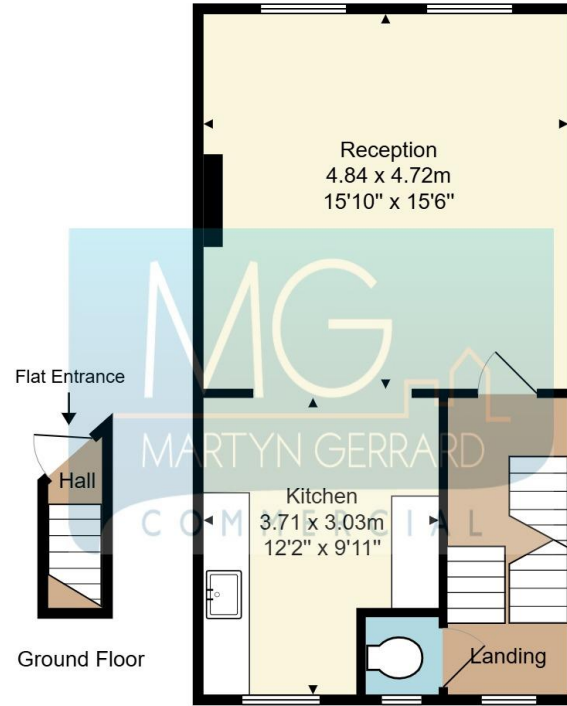
48.5 M<sup>2</sup>  
 (522 ft<sup>2</sup>) approx.

Total 1<sup>st</sup> and 2<sup>nd</sup> Floor  
 Upper Levels

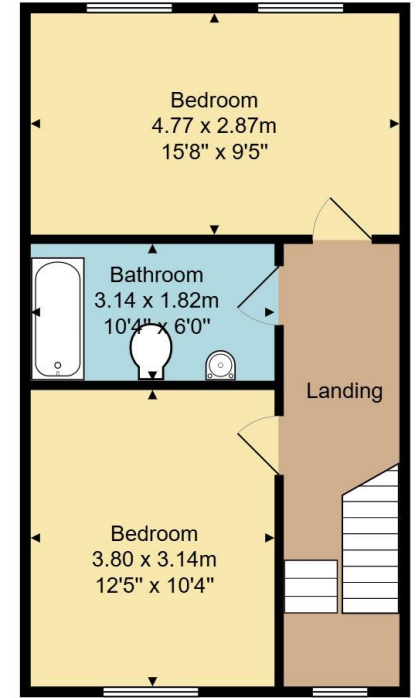
84.4 M<sup>2</sup>  
 (908 ft<sup>2</sup>) approx.



Ground Floor



First Floor



Second Floor

Commercial Premises Area: 48.5 m<sup>2</sup>... 522 ft<sup>2</sup>

Flat Area: 84.4 m<sup>2</sup>... 908 ft<sup>2</sup>

All Floors Total Area: 132.9 m<sup>2</sup> ... 1430 ft<sup>2</sup>

GI A measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



466 Long Lane  
East Finchley  
London  
N2 8JL

## Assignment of Existing Lease

## E- Commercial Business & Service

## Shop Premises and Uppers

Ground Floor  
1<sup>st</sup> Floor  
2<sup>nd</sup> Floor

Rent  
**£20,000** pa

## Description

This is a rare opportunity to secure a long leasehold interest in a well-positioned local parade location with added outdoor space. formerly operating as a fish and chip shop, the premises offers a ready-made opportunity for a takeaway/food operator or alternative commercial use (subject to the necessary consents).

The outgoing tenant has undertaken refurbishment works, however due to unforeseen circumstances is unable to complete the project. This presents an ideal opportunity for an incoming occupier to finalise the works to their own specification and trading requirements.

### Property Features:

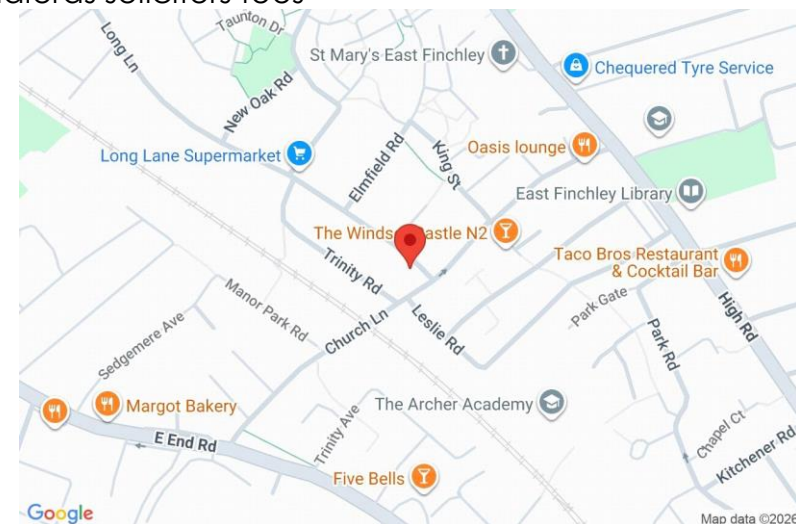
- Ground floor commercial unit (former fish & chip shop)
- Spacious two bedroom flat above
- Split-level upper parts arranged over two floors
- Rear garden/outside area for exclusive use
- Prominent position within an established local parade
- Assignment of existing lease
- Lease term running to 2034 (no break clause)
- Incoming tenant to pay outgoing tenant and landlords solicitors fees

## Location

An excellent opportunity to acquire an established commercial premises situated within a well-regarded and prominent local parade of shops. The property benefits from strong local visibility, neighbouring businesses and a loyal residential catchment.

## Business rates

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.



466 Long Lane  
East Finchley  
London  
N2 8JL

### Method of sale

---

Incoming tenant to pay outgoing tenant and landlords solicitors fees.

### Viewings

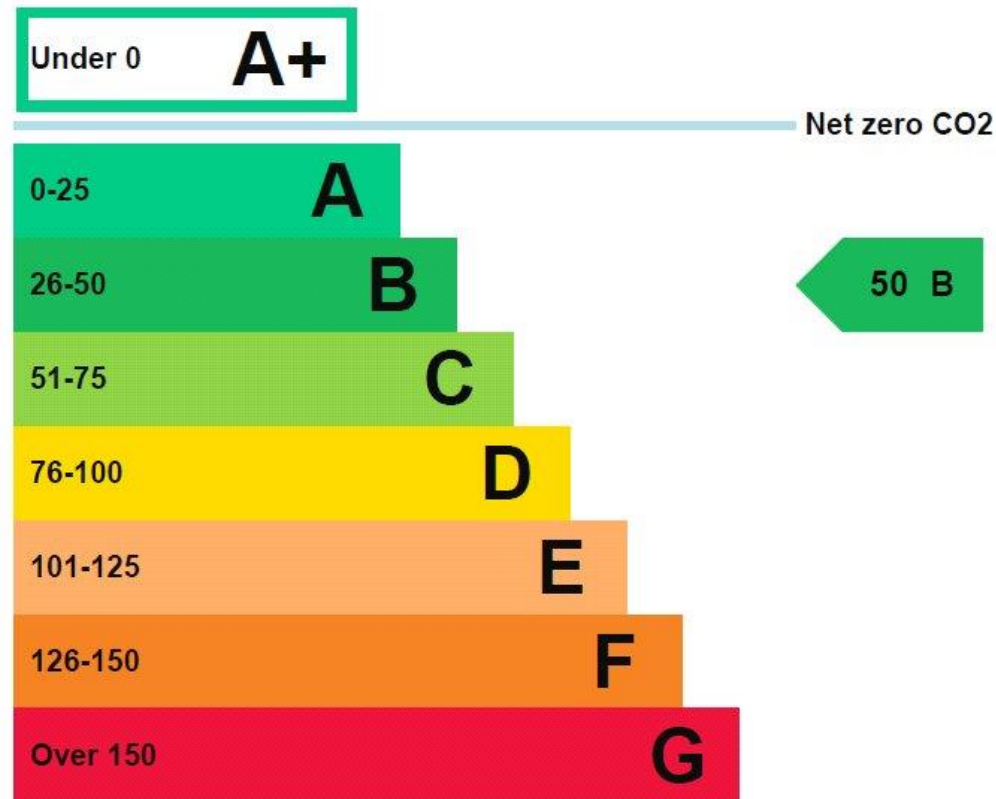
---

Viewings are strictly by appointment.

Please contact Martyn Gerrard Commercial Department to make an appointment.

### EPC

---



Further technical information relating to the property is available at:  
[www.martyngerrard.co.uk](http://www.martyngerrard.co.uk)

466 Long Lane  
East Finchley  
London  
N2 8JL

## Contact information

---

For further information please  
contact:

### **Tony Mckenzie**

+44 (0) 20 3727 7752

+44 (0) 7973 267 802

E: TonyM@martyngerrard.co.uk

### **Commercial Office**

+44 (0) 208 444 3445

comm@martyngerrard.co.uk

### **IMPORTANT NOTICE**

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

#### **Martyn Gerrard and their clients give notice that:**

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. Either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Martyn Gerrard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

