



# RESTAURANT TO LET IN NORTH FINCHLEY

**362 BALLARDS LANE, NORTH  
FINCHLEY, LONDON, N12 0EE**



## **Location:**

The subject property is located on the busy Ballards Lane in North Finchley, close to North Finchley High Road. West Finchley Station (Northern Line Services) are located a short walk away from the subject property. The area is also well served by local bus routes.

Nearby occupiers include Aldi, Cake Box, More Yoga and Mind, All Aboard, Nando's, Holland & Barrett, Subway, German Doner Kebab and McDonalds, among many others and a variety of well-established independent operators.

## **Accommodation:**

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

**Ground Floor:** 1,077 sq. ft. (100.04 m<sup>2</sup>)

## **Use:**

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## **Rent:**

£35,000 per annum exclusive

## **Lease:**

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

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