

T0207 286 8363 Esales@threeh.co.uk

DESSERT PARLOUR - LEASE & BUSINESS FOR SALE

VERY LOW OUTGOINGS - WELL EQUIPPED



1, The Market Place, Falloden Way, Hampstead Garden Suburb, London, NW11 6LB

Location

Situated on the very busy A1 thoroughfare, between Golders Green and Highgate, serving an affluent local residential area. Nearby traders include a convenience store, a kitchen showroom, beauty salon and bakery.

Accommodation

Comprises a half-shop with mezzanine, in a prominent position

Ground Floor Area 32 m² Mezzanine Area 12 m²



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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Total Floor Area 44.m² 473 sq ft Approx.

Specification

- Brick Effect Walls (G. Fl)
- Front Seating Area with Rear Kitchen Section
- LED Lighting
- Tiled Flooring
- Rear Access
- Mezzanine Floor & Rear Storage Area
- Air Conditioning Unit

Business:

This is currently a Dessert Parlour, serving Waffles, Smoothies, Cheesecakes, Milkshakes, Cookie Dough Sweets, Cakes, Coffee etc.

Sale Includes:

Coffee Machine, Refrigerated Display Counter, Epos Till System with Ipad, 2 X Fridges, Freezer, Diswasher, Oven, Waffle Machine, Microwave, Blender, Tables & Chairs etc.

Price £17,500 For the lease to include the equipment above.

Rent £10,150 per annum exclusive of rates

Terms A 10 year lease from 26/01/2018 with Tenant's option to break,

and a rent review at the end of the 5th year of the term. The

lease is on full repairing and insuring terms

Rates Rateable Value £8,000 This is not what you pay. Tenants

entitled to small business relief may pay zero rates. Please

enquire to Barnet Council.

Use E Class but no hot food use requiring extraction.

Deposit The Freeholders will require a security deposit of between 3 and

9 month's rent as security, dependent upon covenant.

<u>Viewing</u> **Tel: 0207 286 8363**







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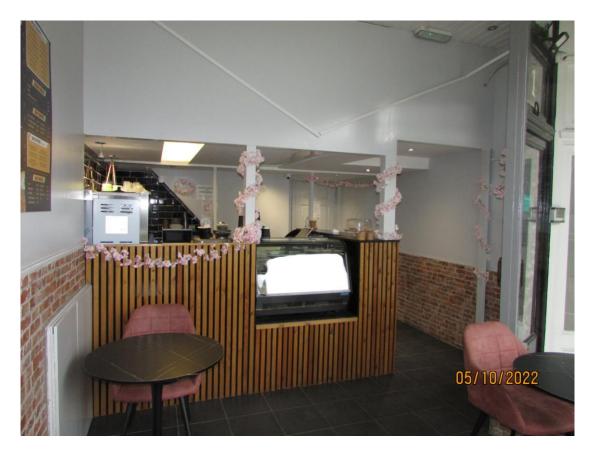


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