

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 m ²
Mezzanine Area	12 m ²

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.

Viewing **Tel: 0207 286 8363**



