

SUPERMARKET/RESTAURANT LEASE FOR SALE



CLASS E UNIT WITH CATERING CONSENT

75 SQ M (807 SQ FT) Approximate Internal Floor Area

87 Brent Street Hendon NW4 2DY

Location

Situated in the heart of this very busy shopping centre, directly opposite the Sentinel Square Shopping Precinct. Nearby traders include La Brioche Patisserie, Paddy Power Bookmakers and David's Newsagents.

Accommodation

Comprises a ground floor shop/restaurant on ground floor only.

Max Internal width	4.3 m
Max Internal Depth	14.2 m
Rear Store	13.5 m ²
Total Floor Area	75.0 m² (incl. wc)

Specification

- Tiled Flooring
- Gas heating
- LED Lighting
- Air Con Unit
- CCTV
- Includes Fittings & Equipment

User The unit currently trades as a supermarket which also sells some hot food. All fixtures and fittings are included in the sale, including fridges, freezers, refrigerated cabinets, extensive shelving, CCTV etc. There are two recently installed extraction points for cooking exhaust. An inventory can be provided when appropriate.

Rent **£22,000** per annum exclusive, VAT is not Applicable.

Price **£49,950** to include equipment and fixtures & fittings

Lease 15 years from December 2017 with 5 yearly rent reviews. Next review 2027

Rates Rateable Value £13,500 This is not what you pay. Please contact Barnet Business Rates Department for the payable figure

Deposit Our clients will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

Viewing **Tel: 0207 286 8363**

