



Catering Unit In Finchley – Lease For Sale
Fully Fitted & Equipped
Long Lane Finchley N3 2PR

Confidentially Available – Staff Unaware Of Potential Sale

Location

Situated just off Ballards Lane in a trading location renowned for the number of restaurant and catering establishments in the immediate vicinity. Nearby traders include Rani Vegetarian Restaurant, Holloway Café, Falafel Bar & Guru Indian Restaurant.

Accommodation

Comprises a lock – up catering unit on ground floor only.

Max Internal Width	5.4 m	
Max Unit Depth	19.6 m	
Ground Floor Area	69.6m ²	750 sq ft approx.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Specification

- Extensive Ducted Kitchen
- Fully Fitted & Equipped
- Tiled Flooring
- LED Lighting
- Rear Access/Parking 1 Car
- Air Conditioning
- Refurbished Throughout

Equipment Large range of equipment including: Extraction System, huge hob arrangement, ovens, walk in cold room, display cabinets etc. Full list will be made available when appropriate.

Rent £ 25,000 per annum exclusive of rates. VAT is not applicable.

Price £150,000 to include all fixtures fittings and equipment.

Lease Underlease for a term by arrangement with periodic rent reviews on full repairing and insuring terms.

Business The current tenant trades as a vegetarian Indo-Chinese fusion takeaway unit from extensively refurbished and refitted accommodation. The business is trading well and approximately 50% of trade is via delivery sales. Turnover & profit details are available on request.

Rates Rateable Value £13,500. This is *not* what you pay. Please enquire to Barnet for rates payable figure.

Insurance Premium approximately £850 per annum.

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

References A charge of £300.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been applied for, whether or not they are accepted by the Landlord.

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Viewing

VIEWING STRICTLY BY APPOINTMENT ONLY
CONFIDENTIAL SALE
Tel: 0207 286 8363

N.B.

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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