

T0207 286 8363 Esales@threeh.co.uk



## 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.

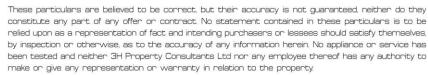
## **Accommodation**

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<sup>2</sup> 750 sq ft approx









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## Specification

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

Large range of equipment including: Extraction System, huge Equipment

hob arrangement, ovens, walk in cold room, display cabinets

etc. Full list will be made available when appropriate.

Rent £ 30,000 per annum exclusive of rates. VAT is not applicable.

£75,000 to include all fixtures fittings and equipment Price

Underlease for a term by arrangement with periodic rent Lease

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.

Premium approximately £850 per annum. Insurance

**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 £200.00 + VAT is payable for taking up references

on behalf of proposed tenants. This fee is non refundable after







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the references have been applied for, whether or not they are accepted by the Landlord.

Viewing VIEWING STRICTLY BY APPOINTMENT ONLY

CONFIDENTIAL SALE
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