

TO207 286 8363 Esales@threeh.co.uk www.threeh.co.uk



Takeaway/Delivery Unit In Finchley With External Seating Lease For Sale - Fully Fitted & Equipped. Low Outgoings

## Regents Park Road Finchley N3 3HP

Location

Situated on this very busy thoroughfare, where nearby traders include Martins Newsagents, Regents Cars, Church End Supermarket & Mia Hair Salon. The unit is situated in a densely populated area with large residential blocks directly opposite the parade.

## Accommodation

Comprises a lock – up takeaway unit with external seating areaInternal Width (Max)3.8 mUnit Depth10.1 mNet Area31.6 m²340 sq ft (Plus external Seating)



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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## **Specification**

- Substantially Fitted & Equipped
- Tiled Flooring
- Low Outgoings
- Stainless Steel Clad Kitchen Walls
- Prominent Location
- <u>Equipment</u> Large range of equipment including: Chilled Salad Cabinet, Drinks Chiller, Freezer & Fridges, Oven & Hob, 2 Fryers, Kebab Grill, Extraction Ducting, Sandwich Toaster etc. Full inventory provided when appropriate.
- Rent Only £16,500 per annum exclusive of rates
- <u>Price</u> £48,000 to include all fixtures fittings and equipment
- <u>Terms</u> 17 years from 12/01/2018 with rent review in 2025 and 5 yearly thereafter, on full repairing and insuring terms.
- <u>Rates</u> Rateable Value £10,500. This is *not* what you pay. If the purchaser is entitled to small business rates relief, then *nil rates may apply*.
- <u>Deposit</u> The Freeholders will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.
- <u>References</u> A charge of £200.00 + 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.
- <u>Legal Costs</u> Each party to pay their own legal costs. The Landlords costs for granting consent to the assignment to be shared between the present tenant and the ingoing tenant.

## Viewing Tel: 0207 286 8363



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