



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 area

Internal Width (Max)	3.8 m	
Unit Depth	10.1 m	
Net Area	31.6 m ²	340 sq ft (Plus external Seating)

Specification

- Substantially Fitted & Equipped
- Tiled Flooring
- Low Outgoings
- Stainless Steel Clad Kitchen Walls
- Prominent Location

Equipment 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

Price £48,000 to include all fixtures fittings and equipment

Terms 17 years from 12/01/2018 with rent review in 2025 and 5 yearly thereafter, on full repairing and insuring terms.

Rates 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*.

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

Legal Costs 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**

