

T0207 286 8363 E:sales@threeh.co.uk



# Well Established Café With 2 Bed Flat & Rear Garden

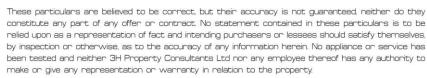
Lease For Sale - Fully Fitted & Equipped.

## Ballards Lane, Finchley N12 0EY

#### Location

Situated on this very busy thoroughfare, close to Waitrose Superstore and a number of office blocks at Tally Ho Corner. There is pay & display parking immediately outside the unit. There is also a new development of luxury apartments immediately opposite the unit.









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#### Accommodation

Comprises a long-established café unit with large kitchen, rear garden and two bedroom flat.

Internal Width (Max) 5.2 m
Restaurant Depth 8.3 m
Seating Area 55.8 m<sup>2</sup>
Kitchen & Prep Area 33.2 m<sup>2</sup>

**Ground Floor Area 89.0 m<sup>2</sup>** Plus storage area

Rear Patio Garden 35.0 m<sup>2</sup>

### Café Specification

Substantially Fitted & Equipped

Tiled Flooring & LED Lighting

Huge Kitchen/Prep Area

CCTV

Prominent Location

**Equipment** Large range of equipment including: Refrigerated Display

Cabinet, Drinks Chiller, 3 x Freezer, Fridges, Oven & Hob, 2 Fryers, Grill, Extraction Ducting, Dishwasher, Toaster etc. Full

inventory provided when appropriate.

Flat A 2 bedroom flat with fully tiled shower room, and large open

plan Living Room/Kitchen, in good decorative order. Access to

the flat is only via the café. Gas central heating.

Rent Only £22,000 per annum including the flat, exclusive of rates.

VAT is not applicable

Price £69,000 to include goodwill, all fixtures fittings and equipment.

The premises has been a café for many years, and in the

present ownership for the last 9.

<u>Terms</u> 20 years from 24/06/09 with rent reviews 5 yearly thereafter, on

full repairing and insuring terms.







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Rates Rateable Value £15,750 from 1/4/2023. Rates payable

approximately £7,859.00. Please check with Barnet Council

**Business Rates Department** 

Deposit 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.

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** 



