



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.

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 ²	
Kitchen & Prep Area	33.2 m ²	
Ground Floor Area	89.0 m²	Plus storage area
Rear Patio Garden	35.0 m ²	

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.

Terms 20 years from 24/06/09 with rent reviews 5 yearly thereafter, on full repairing and insuring terms.

- 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.
- 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**