



Restaurant/Café In A Prominent Corner Location

Lease For Sale - Fitted & Equipped.

Long Lane, Finchley N3 2QY

Location

Situated on this very busy thoroughfare, at the junction of Long Lane with Squires Lane, where other traders include a Nail Salon, Estate Agents, Pharmacy, Food & Wine Shop and a Fish & Chip outlet.

Accommodation

Comprises an established café/Restaurant unit with large kitchen

Internal Width (Max)	6.1 m	
Restaurant Depth	4.7 m	
Seating Area	29 m ²	
Kitchen & Prep Area	11 m ²	
Net Floor Area	40.0m²	430 Ft²

Café Specification

- Fitted & Equipped
- Gas Heating
- Window Roller Shutters
- Low Outgoings
- Prominent Corner Location
- Part Tiled WC

Equipment A range of equipment is included Full inventory provided when appropriate.

Rent **Only £13,200** per annum, exclusive of rates. VAT is not applicable

Price £60,000 to include goodwill, most fixtures fittings and equipment. The premises has been a café for many years

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

Rates Rateable Value £9.200 from 1/4/2023. **A business with no other premises may pay no rates.** 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