



Beautifully Presented Catering Business For Sale Specialising In Cakes, Desserts, Pastries & More

Totally Refurbished, Fully Fitted & Equipped.

Finchley Lane, Hendon, NW4 1BN

Location

Situated on this highly visible location at the junction of Brent Street, Finchley Lane and Parson Street, where other traders include Ashmore estate agents, Venezia Café, a hair salon, and an eclectic mix of other retailers and caterers.

Accommodation

Comprises a totally refurbished E class unit comprising approximately 625 sq ft (58 M²) on ground floor, with mezzanine wc's & kitchenette. There is rear access and parking for 1 car.

Internal Width (Max)	5.82 m
Narrowing to	4.72 m after 5.2m
Unit Depth	10.20 m Approx
Ground Floor Area	58.0 m² Overall

Specification

- Fully Fitted & Equipped
- Beautifully Decorated
- Large Kitchen & Prep Area
- Gas Heating & Air Conditioning
- New Ceilings with LED Lighting

Equipment Large range of equipment and furnishings including: Refrigerated Display Counter, Coffee Machine, Marble Top Tables, Fridges & Freezers, 4 Ring Hob, Dishwasher, Fryers, Grill, Extraction Ducting etc. Full inventory provided when appropriate.

Business The business specialises in quality handmade cakes, pastries and desserts, but also serves breakfasts, brunch and coffee. Turnover details on request.

Rent **Only £16,500** per annum. VAT is not applicable

Price **Price On Application** to include goodwill, fixtures fittings and equipment. The whole shop was recently totally refurbished to include ACU's new floors and ceilings, gas heating, extensive built-in storage facilities, new wc's, and much more. **Internal viewing is essential to appreciate the quality of this retail unit.**

Lease 10 years from 24/06/21 with rent review at the end of the 5th year and in the final quarter of the last year of the term, on full repairing and insuring basis.

- Rates Rateable Value £15,500 from 1/4/2023. Rates payable approximately £7,734.00. 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 Only Through 3H. **Tel: 0207 286 8363**

