

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

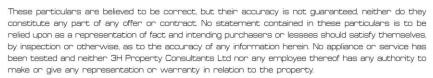
DESSERT PARLOUR - LEASE & BUSINESS FOR SALE

VERY LOW OUTGOINGS - WELL EQUIPPED



1, The Market Place, Falloden Way, Hampstead Garden Suburb, London, NW11 6LB









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Location

Situated on the very busy A1 thoroughfare, between Golders Green and Highgate, serving an affluent local residential area. Nearby traders include a convenience store, a kitchen showroom, beauty salon and bakery.

Accommodation

Comprises a half-shop with mezzanine, in a prominent position

Ground Floor Area 32 m² Mezzanine Area 12 m²

Total Floor Area 44.m² 473 sq ft Approx.

Specification

- Brick Effect Walls (G. Fl)
- Front Seating Area with Rear Kitchen Section
- LED Lighting
- Tiled Flooring
- Rear Access
- Mezzanine Floor & Rear Storage Area
- Air Conditioning Unit

Business:

This is currently a Dessert Parlour, serving Waffles, Smoothies, Cheesecakes, Milkshakes, Cookie Dough Sweets, Cakes, Coffee etc.

Sale Includes:

Refrigerated Display Counter, 3 x Freezers, Dishwasher, Ovens, Ice Cream Machine, Dishwasher, Tables & Chairs etc. Full inventory available.

<u>Price</u> £20,000 for the lease to include the equipment

above.

Rent £9,100 per annum exclusive of rates

Terms A 10-year lease from 26/01/2018 with no further rent reviews

until the last year of the term. The lease is on full repairing and

insuring terms







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Rateable Value £8,500 This is not what you pay. Tenants

entitled to small business relief may pay zero rates. Please

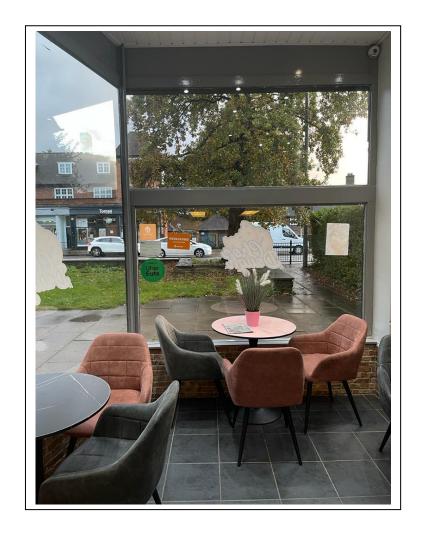
enquire to Barnet Council.

<u>Use</u> E Class but no hot food use requiring extraction.

<u>Deposit</u> The Freeholders will require a security deposit of between 3 and

9 month's rent as security, dependent upon covenant.

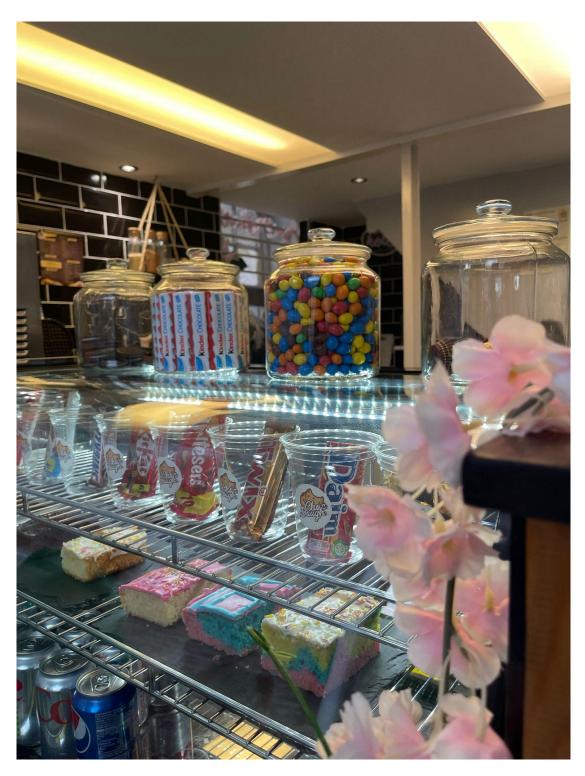
<u>Viewing</u> **Tel: 0207 286 8363**







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