

TO207 286 8363 Esales®threeh.co.uk www.threeh.co.uk

DESSERT PARLOUR - LEASE & BUSINESS FOR SALE VERY LOW OUTGOINGS – WELL EQUIPPED



<u>1, The Market Place, Falloden Way,</u> Hampstead Garden Suburb, London, NW11 6LB



These particulars are believed to be connect, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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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

Total Floor Area	44.m ²	473 sq ft Approx.
Mezzanine Area	12 m ²	
Ground Floor Area	32 m ²	

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> £27,000 For the lease to include the equipment above.
- <u>Rent</u> £9,100 per annum exclusive of rates
- <u>Terms</u> 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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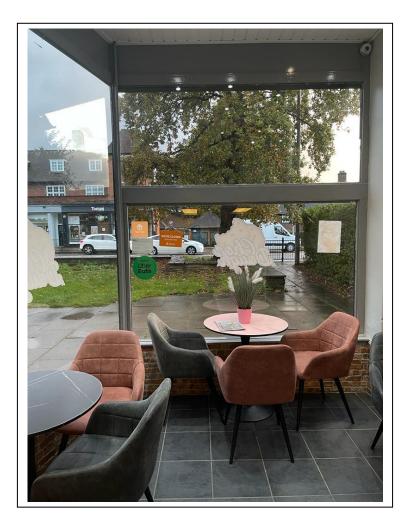




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- <u>Rates</u> Rateable Value £8,500 This is not what you pay. Tenants entitled to small business relief may pay zero rates. Please enquire to Barnet Council.
- <u>Use</u> E Class but no hot food use requiring extraction.
- <u>Deposit</u> The Freeholders will require a security deposit of between 3 and 9 month's rent as security, dependent upon covenant.

Viewing Tel: 0207 286 8363



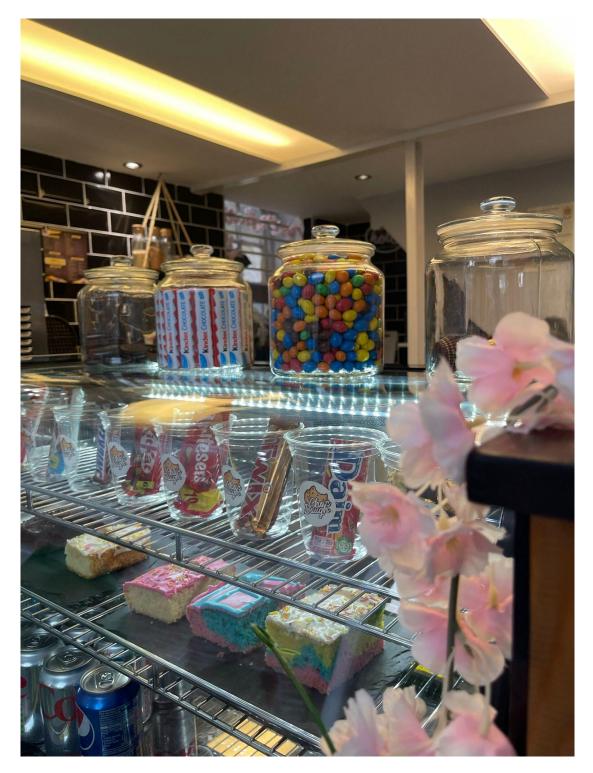


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