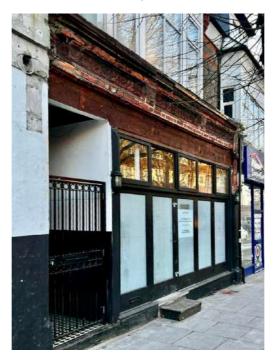


## VACANT E CLASS UNIT TO LET - 1,278 FT<sup>2</sup> (118.7 M<sup>2</sup>) SUITABLE FOR RESTAURANT, COFFEE SHOP OR RETAIL



## 42 HIGH ROAD, EAST FINCHLEY, LONDON, N2 9PJ

**LOCATION** The property is located on the High Road, opposite and approximately 100m away from East Finchley Tube station, just to the north of it's junction with Baronsmere Road. McDonald's UK head office is also opposite and the locale is a mix of mainly independent and some corporate operators including Caffè Nero, Costa Coffee, Phoenix Cinema and Subway.

**DESCRIPTION** Previously trading as a restaurant with extract trunking in place, the demise is now fully striped out and offered in shell condition and will incorporate a new shop front. It extends to approximately 1,278 ft $^2$  / 118.7 m $^2$  GIA and arranged solely on the ground floor. The landlord will consider a variety of uses including restaurant, coffee shop, retail and others subject to the relevant permissions.

**BUSINESS RATES** The VOA website advises that the current rateable Value is £13,000, the small business rates relief scheme means that certain occupiers will receive a discount. Interested parties are advised to make their own enquiries in this regard: <a href="https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief">https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief</a>

**TENURE** The property is available by way of a new effective fully repairing and insuring lease, for a term of years to be agreed and with regular upward only rent reviews. The lease is to be contracted outside the Security of tenure Provisions contained in The Landlord & Tenant Acts at a rent of £37,500 per annum exclusive of any other outgoings.

**HOLDING DEPOSIT** A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

**PLEASE NOTE** All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium / price, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own legal costs.

For further information contact Stephen Bagatti on steve@selsian.com / 07594 097 078

selsian | 5 dean street | london | w1d 3rq | www.selsian.com | 020 7193 9277

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.