

NORTH FINCHLEY – 794 HIGH ROAD, LONDON, N12 9QU

PRIME SHOP TO LET – SHORT TERM

LOCATION

The affluent north London suburb of North Finchley is well served in terms of amenities and public transport with numerous bus routes and Woodside Park Underground station, (Northern line – Zone 4), less than 10 minutes walk.

The property is located in a prime position, in close proximity to **Waterstones, McDonalds, Creams, Boots, Costa, Tesco Express, Specsavers, Superdrug** and **Starbucks**.

ACCOMMODATION

The premises are still fitted as a mobile phone shop and laid out over three floors with approximate floor areas as follows:-

Ground Sales	640 sq ft
Ground Ancillary	266 sq ft
First Ancillary	510 sq ft
Second Ancillary	510 sq ft

LEASE

A new repairing and insuring lease for a period of 24 months from completion, excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

On application.

RATES

Rateable Value	£37,000
Rates Payable	£18,463 pa

Interested parties are advised to make their own enquiries of the Local Authority.



PLANNING

The property has the benefit of an “E” use class.

EPC

B

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

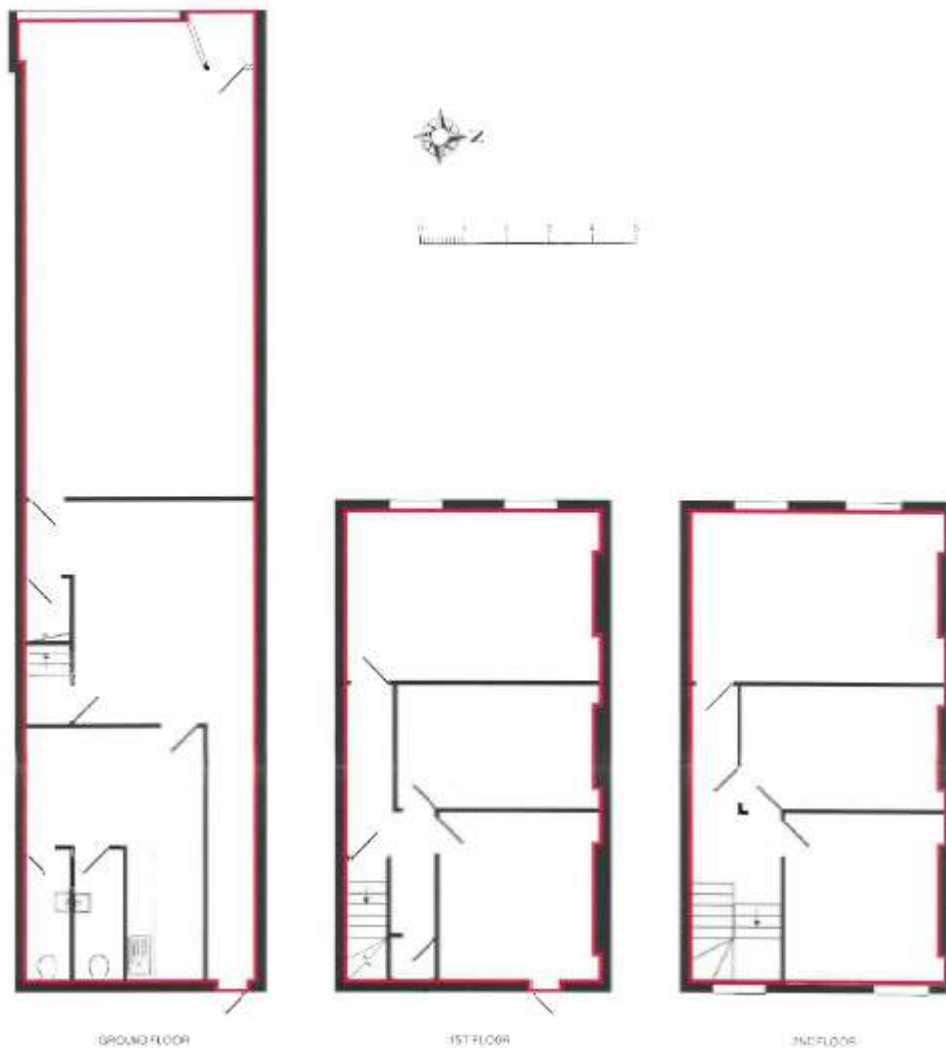
VIEWING

For further information or to arrange an inspection, please contact the joint sole agents:

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Julian Lewis jrl@julianlewisandco.com
020 8445 8808

SUBJECT TO CONTRACT – November 2024



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