

VACANT E CLASS UNIT TO LET - 1,278 FT² (118.7 M²)
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 its 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 stripped out and offered in shell condition and will incorporate a new shop front. It extends to approximately 1,278 ft² / 118.7 m² 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: <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

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.

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