

Prime Retail Unit To Let North Finchley

821 High Road, N12 8PR

ecsRETAIL

www.ecsretail.co.uk



Viewing & Enquiries

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Location

The property occupies a prominent location on the High Road, immediately adjacent to **Sweat Shop & Scrivens Opticians** with other nearby retailers including **Costa Coffee, Foxtons, Starbucks, Barclays Bank, O2, Halifax, Superdrug** and **Boots**.

Accommodation

The property is arranged over ground floor only and offers the following approximate net internal floor areas.

Ground Floor - Sales

833 sq ft (269.14 sq m)

Ground Floor - Kitchen

33 sq ft (10.06 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a ten year term, subject to 5 yearly upward only rent reviews.

Rent

On application.

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority

Rateable Value

£34,500

UBR (2013/2014)

£0.471

Rates Payable

£16,249.50 plus 5% cross rail supplement

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

EPC

Available on request

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

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