

364 Ballards Lane  
North Finchley  
London  
N12 0EE



**UK BC**  
Real estate

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EXCHANGE

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**MON SUSHI**  
RESTAURANT & TAKEAWAY 02046182606

**LONDON** Cafe & Restaurant  
Breakfast - Lunch - Dinner & Juices

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**MG**  
MARTYN GERRARD  
COMMERCIAL

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364 Ballards Lane  
North Finchley  
London  
N12 0EE

Virtual Freehold

E- Commercial  
Business & Service

Shop Premises

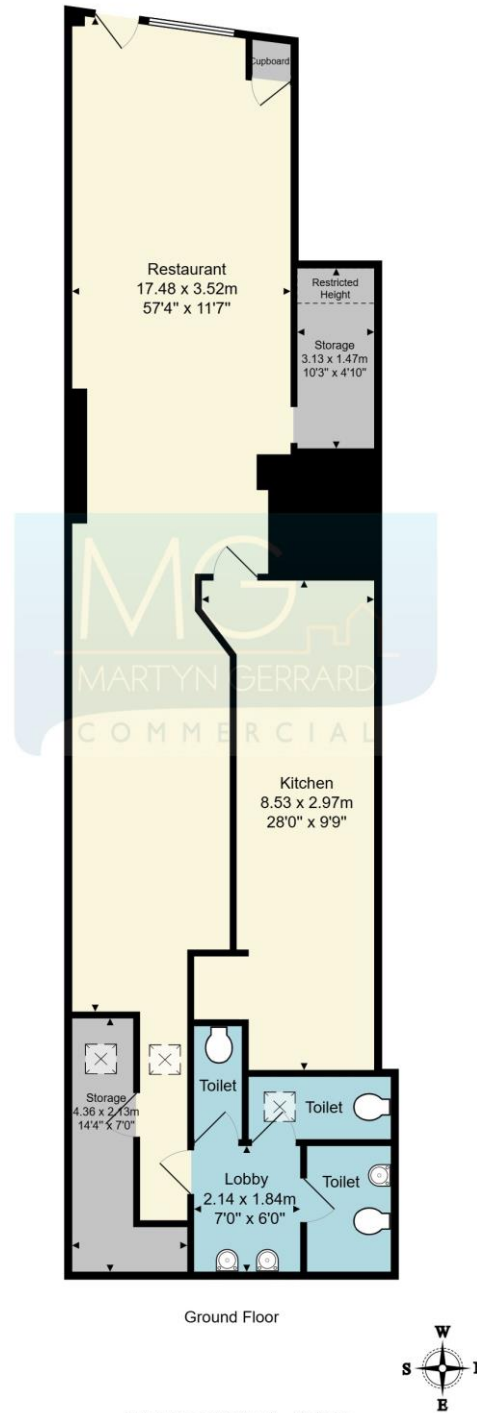
Ground Floor



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Total Ground  
Floor Area

108.9 M<sup>2</sup>  
(1173 ft<sup>2</sup>) approx.



Ground Floor

Total Area: 108.9 m<sup>2</sup> ... 1173 ft<sup>2</sup>

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

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Virtual Freehold

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Business & Service

Shop Premises

Ground Floor

Price  
**£389,950**

## Description

An exceptional opportunity to acquire a secure, income-producing virtual freehold restaurant investment, held on a 999-year lease from 05/11/2019 with no ground rent, offering long-term ownership security and control.

The premises are currently let and operating successfully as Me Sushi, generating a rental income of £24,000 per annum. The tenant holds a 25-year lease commencing 05/11/2019, with 5-yearly rent reviews, providing structured growth potential and medium-to-long term income security.

Internally, the property is well configured for hospitality use, featuring a galley-style commercial kitchen, attractive dining area, disabled WC with baby-changing facilities, and separate male and female WCs. The building benefits from an impressive Energy Performance Rating of B, enhancing its long-term investment appeal and efficiency credentials.

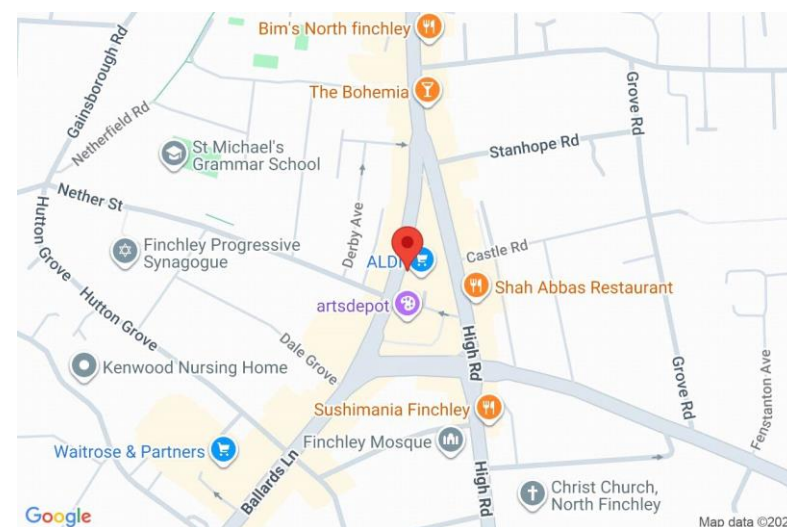
This investment combines a long virtual freehold tenure, no ground rent liability, secure lease terms, and a prime trading location — making it an ideal acquisition for investors seeking a stable return backed by a quality commercial asset.

## Property Features:

- Virtual freehold – 999-year lease (from 05/11/2019)
- No ground rent payable
- Let to established tenant (Me Sushi)
- £24,000 per annum rental income
- 25-year lease from 05/11/2019
- 5-yearly rent reviews
- Class E commercial premises
- Prominent, high-visibility position
- Strong footfall and drive-by trade
- Energy Performance Rating: B
- Fully fitted galley-style kitchen
- Disabled WC with baby-changing facilities
- Separate male & female WCs
- Attractive dining area

## Location

Situated in a highly visible trading position with strong pedestrian flow and passing vehicle exposure, the property enjoys excellent underlying occupational fundamentals.



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### Method of sale

Both parties responsible for their own legal costs.

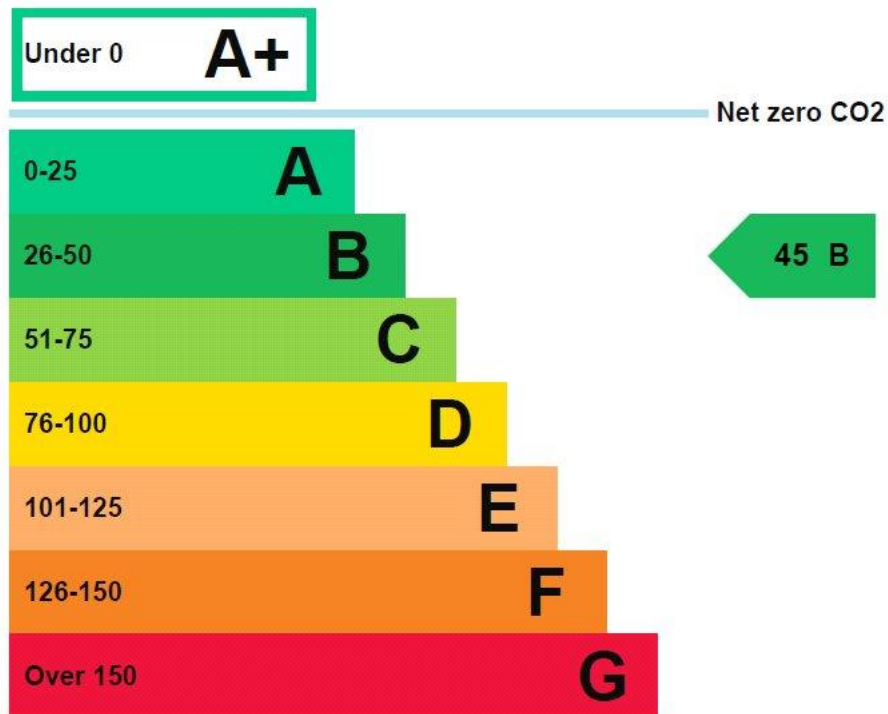
### Business rates

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

### Viewings

Viewings are strictly by appointment.  
Please contact Martyn Gerrard Commercial Department to make an appointment.

### EPC



Further technical information relating to the property is available at:  
[www.martyngerrard.co.uk](http://www.martyngerrard.co.uk)

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### Contact information

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