

1 Fortis Green,  
East Finchley,  
N2 9JR

MARTYN GERRARD

COMMERCIAL



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Assignment of  
the existing  
Lease

E- Commercial  
Business &  
Service

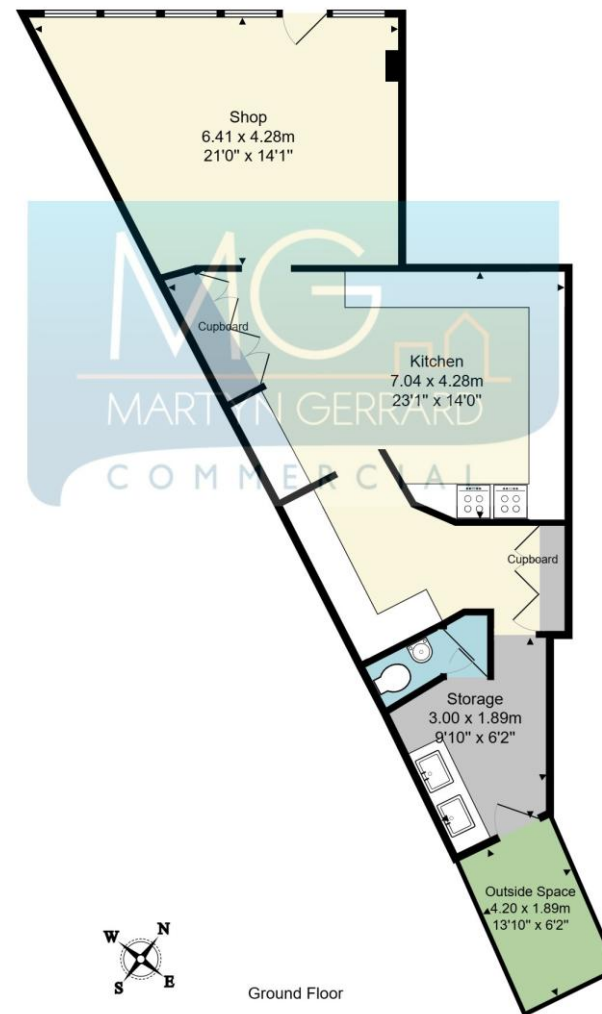
Shop Premises

Ground Floor

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Total Ground  
Floor Area

66.5 M<sup>2</sup>  
(715 ft<sup>2</sup>) approx.



Total Area: 66.5 m<sup>2</sup> ... 715 ft<sup>2</sup>

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

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Rent £19,500 pa

## DESCRIPTION

Majjo's is a well-established North Indian cuisine takeaway and restaurant, operating since 1984. The spacious and well-maintained kitchen is situated behind the counter, equipped for high volume food preparation. Additional facilities include a WC and a rear storage area for added convenience. There is a small yard at the rear of the property.

Tenure:  
Assignment of an existing lease with  
10 years remaining.  
Premium:  
£60,000

## BUSINESS RATES

According to the Valuation Office, The Rateable Value is £14,500. All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

## LOCATION

Part of a mixed-use parade of retailers and sole traders, in the heart of East Finchley's trading area, 0.2 miles from East Finchley underground station (Northern line).



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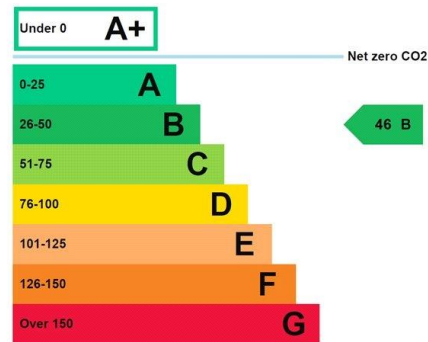
## METHOD OF SALE

The ingoing tenant will be responsible for covering their own legal fees as well as the landlord's legal fees.

## VIEWINGS

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

## EPC



## IMPORTANT NOTICE

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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## FURTHER INFORMATION

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

## CONTACT

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