

PROMINANT OPPORTUNITY
UNIT 4, TO LET 2,989 SQ FT GROUND FLOOR

Great North Leisure Park

North Finchley, N12 0GL



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London
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Location

Great North Leisure Park is a prominent leisure destination in North Finchley, home to a strong line-up of national operators including Vue Cinema, Hollywood Bowl, Nando's, Wagamama, McDonald's and Finchley Lido Leisure Centre.

The scheme occupies a highly visible position fronting the A1000 Great North Road, benefiting from approximately 45,000 vehicles passing daily and excellent connectivity to Central London, the A406 North Circular and the wider motorway network. North Finchley town centre is under a kilometre away from the north.

West Finchley Underground Station (Northern Line) is approximately 0.7 miles away (12-minute walk), with numerous bus routes serving the area. The park benefits from extensive customer parking and substantial day and evening footfall generated by its established leisure, food & beverage and family entertainment offer.

Accommodation

The unit is arranged over ground floor only and is fully fitted as a restaurant.

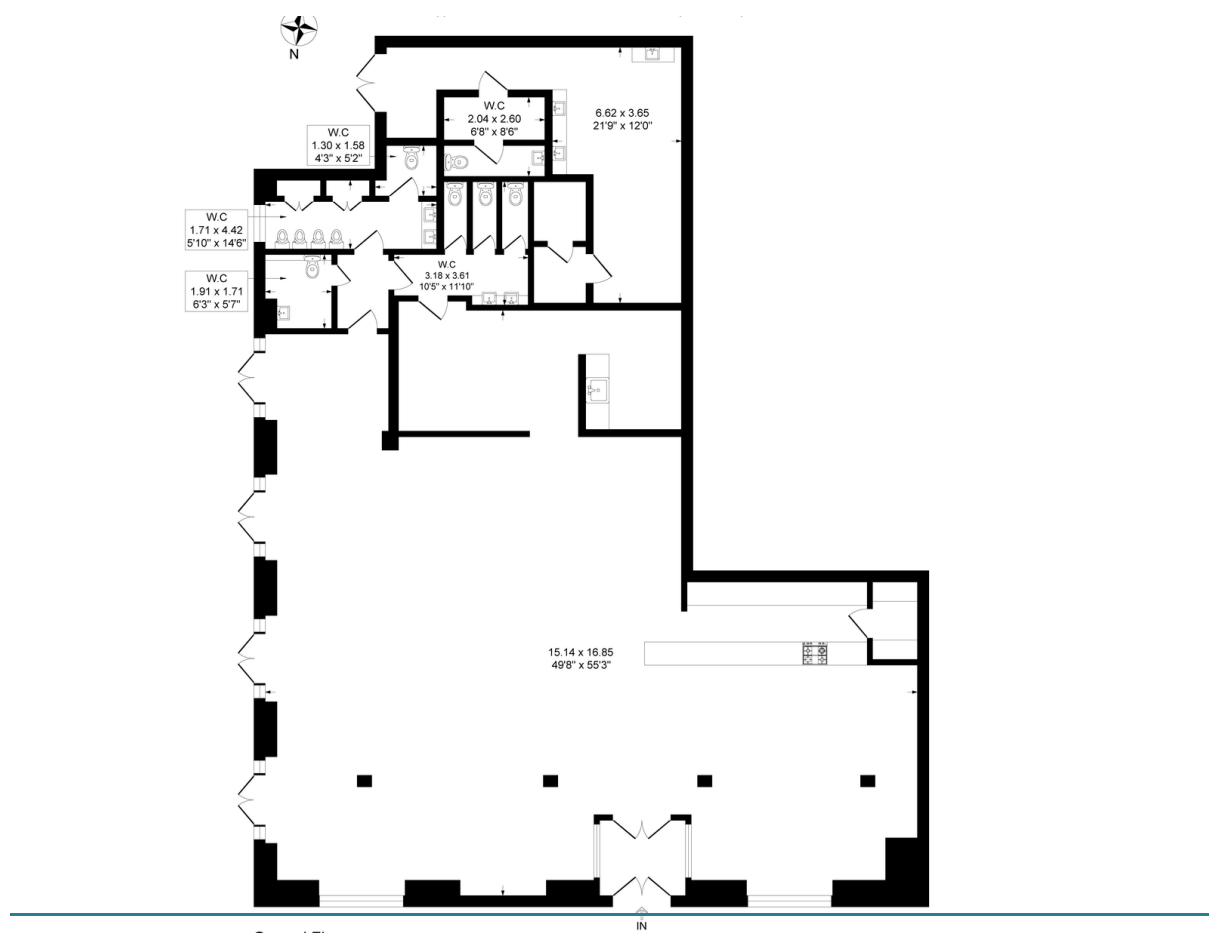
Ground Floor 2,989 sq ft

Parking

Approximately 763 customer car parking spaces.

Planning

Established restaurant / food and beverage use. Potentially suitable for a range of Class E commercial and leisure uses, subject to the necessary consents.







Footfall

The property benefits from excellent roadside exposure, combined with its established mix of leisure, food & beverage and family entertainment operators. The scheme generates strong day and evening footfall.

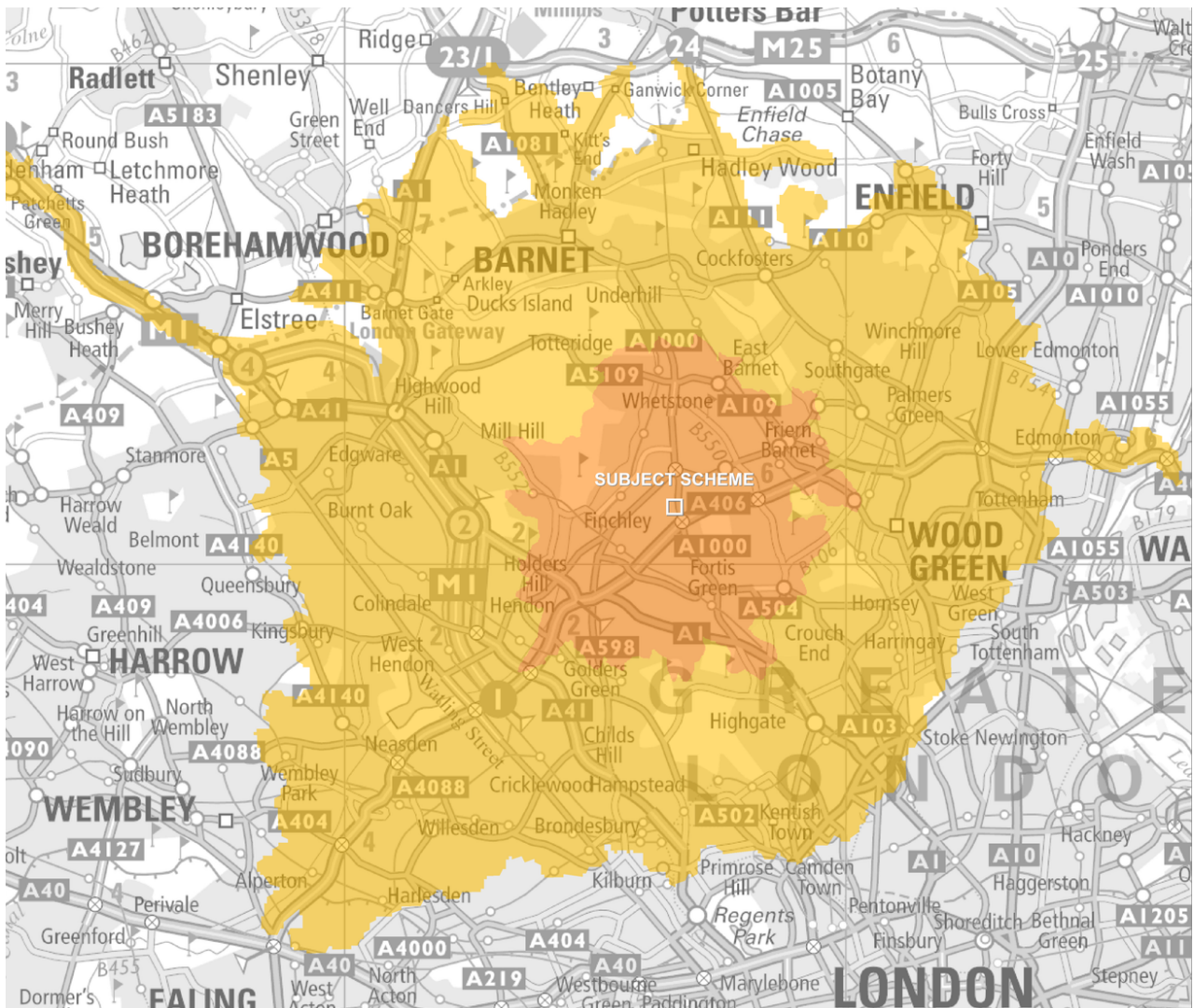
Catchment & Demographics

The property is supported by a large and affluent North London catchment, with a population of approximately 183,100 people within a 10-minute drive time, increasing to over 1.2 million people within 20 minutes. The surrounding area demonstrates a strong demographic profile, with above-average representation from affluent professional and family households.

Drive Time Catchment

10-minute drive time population: c. 183,100

20-minute drive time population: c. 1,209,800



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Retail Offerings and Competition

Great North Leisure Park forms part of one of North London's principal leisure destinations, anchored by Vue Cinema, Hollywood Bowl and Finchley Lido Leisure Centre. The wider area benefits from a strong mix of health & fitness, food and beverage and leisure operators, attracting visitors from across Barnet and the surrounding boroughs. A selection of key leisure brands are shown below.



Surrounding Area Offerings



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Terms

Short term lease available. Please call to discuss.

Rent

Upon application.

EPC

Available on request

Rates

The property has a Rateable Value of £111,000 effective from 1 April 2026. Based on the current UBR of £0.46, the estimated annual rates payable is £51,060.

VAT

Applicable.

Service Charge

£17,553.33 per annum.

Insurance

£4,195.64 per annum

Legal Costs

Each party are to be responsible for their own legal costs.



Leisure Park

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Viewing & further information

Viewings strictly by prior appointment with joint agents.

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