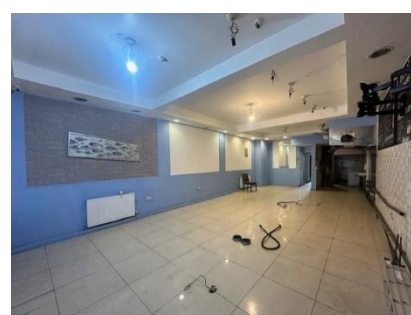


Draft Particulars Only

**Ground Floor Restaurant/ Café
Lock-Up Shop**

**NEW LEASE AVAILABLE
SHOP TO LET**

**1183 FINCHLEY ROAD
TEMPLE FORTUNE
FINCHLEY ROAD
NW11**



Location

Situated on a busy location close to other retailers including Waitrose, M&S Food Stores, Gails, Costa Coffee, Hidden Hearing and Medivet close to junction with Hayes Crescent. Within close proximity to Golders Green Underground Station (Northern Line) and North Circular Road (A406).

Description

A ground floor lock up retail shop with recessed seating area, existing restaurant/Café use approx. 850sqft mainly open plan with WC and ancillary areas to rear, benefitting from rear access, wooden frame frontage and tiled flooring.

NB: potential parking space to rear is available at a separate additional cost.

A new FR&I Lease is available terms to be negotiated.

An early viewing is advised

Terms

Rent: £33,500pax

Premium: N/a

Lease: New FR& I Lease, with 5 year upward only rent review to be agreed, subject to negotiation.

Business Rates: For year 2025/26 the rates payable are set at £27,500 pa ,all interested parties should make their own enquiries either via London Borough of Barnet or via www.voa.gov.uk

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

EPC: C rating (72) valid until 17/02/26

Legal Costs: Each party to be responsible for their own legal costs.

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MISREP/STANDARD/DI/GROVE