

466 Long Lane  
East Finchley  
London  
N2 8JL



MG  
MARTYN GERRARD  
COMMERCIAL

466 Long Lane  
East Finchley  
London  
N2 8JL

Assignment of  
Existing Lease

E- Commercial  
Business & Service

Shop Premises and  
Uppers

Ground Floor  
1<sup>st</sup> Floor  
2<sup>nd</sup> Floor



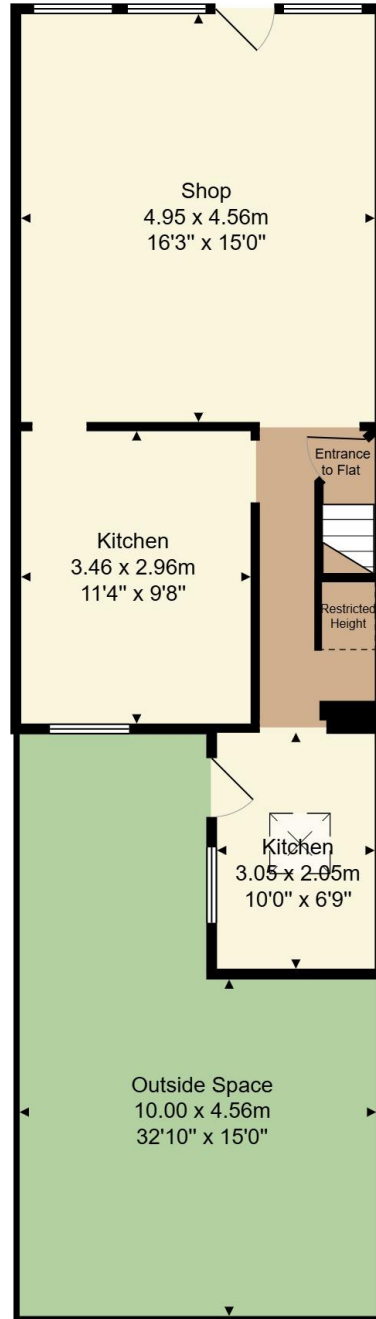
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Total Ground  
Floor Area

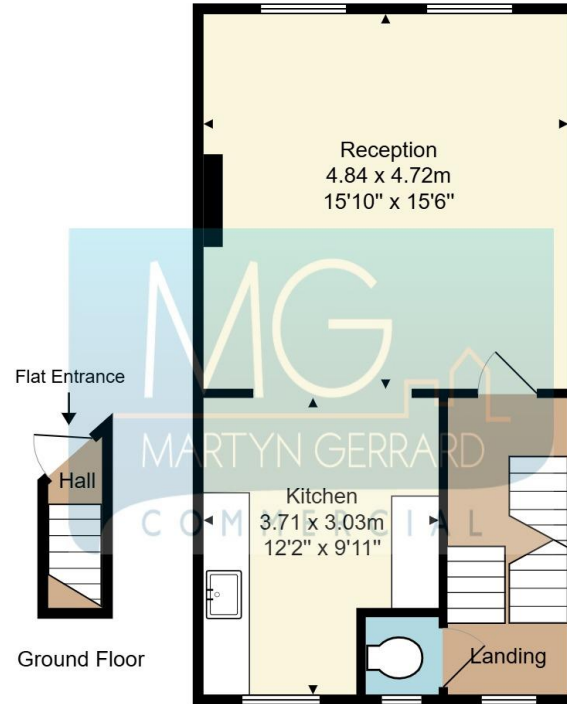
48.5 M<sup>2</sup>  
(522 ft<sup>2</sup>) approx.

Total 1<sup>st</sup> and 2<sup>nd</sup> Floor  
Upper Levels

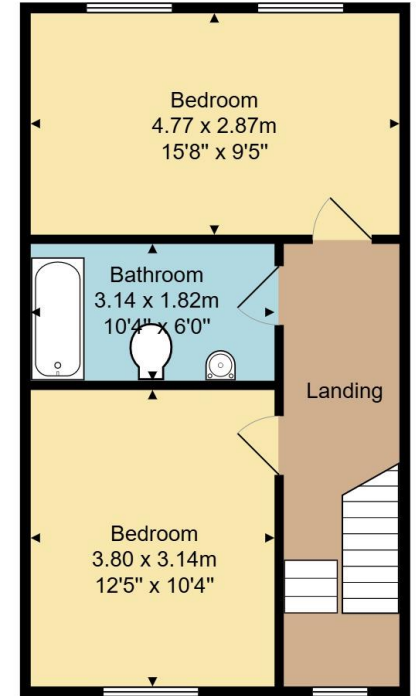
84.4 M<sup>2</sup>  
(908 ft<sup>2</sup>) approx.



Ground Floor



First Floor



Second Floor

Commercial Premises Area: 48.5 m<sup>2</sup>... 522 ft<sup>2</sup>

Flat Area: 84.4 m<sup>2</sup>... 908 ft<sup>2</sup>

All Floors Total Area: 132.9 m<sup>2</sup> ... 1430 ft<sup>2</sup>

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



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## Assignment of Existing Lease

## E- Commercial Business & Service

## Shop Premises and Uppers

Ground Floor  
1<sup>st</sup> Floor  
2<sup>nd</sup> Floor

Rent  
**£21,000** pa  
£15,000 premium



## Description

An excellent opportunity to acquire this commercial premises situated within a well-regarded and prominent local parade of shops. The property benefits from strong visibility, established neighbouring businesses, and a loyal residential catchment, making it ideal for a range of commercial operators.

Formerly trading as a fish and chip shop, the premises presents a ready-made opportunity for a takeaway/food operator or alternative commercial use (subject to the necessary consents).

The outgoing tenant has undertaken refurbishment works; however, due to unforeseen circumstances, the project remains incomplete. This provides an incoming occupier with the valuable opportunity to finalise the fit-out to their own specification and operational requirements.

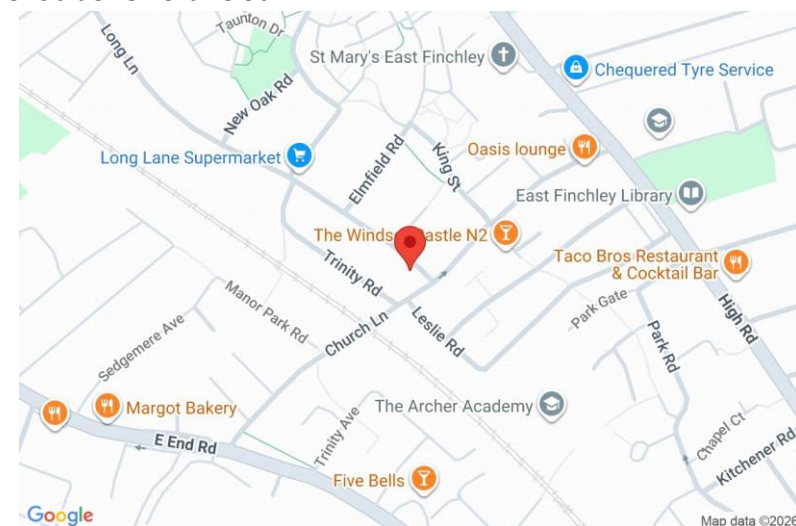
This property has a £15,000 premium. Please note that a rent review fell due in March 2026, and the outgoing tenant is currently in negotiations with the landlord regarding an upward rent adjustment arising from this

## Property Features:

- Ground floor commercial unit (former fish & chip shop)
- Spacious two bedroom flat above
- Split-level upper parts arranged over two floors
- Rear garden/outside area for exclusive use
- Prominent position within an established local parade
- Assignment of existing lease
- Lease term running to 2034 (no break clause)
- Incoming tenant to pay outgoing tenant and landlords solicitors fees

## Location

An excellent opportunity to acquire an established commercial premises situated within a well-regarded and prominent local parade of shops. The property benefits from strong local visibility, neighbouring businesses and a loyal residential catchment.



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### Method of sale

Incoming tenant to pay outgoing tenant and landlords solicitors fees.

### Business rates

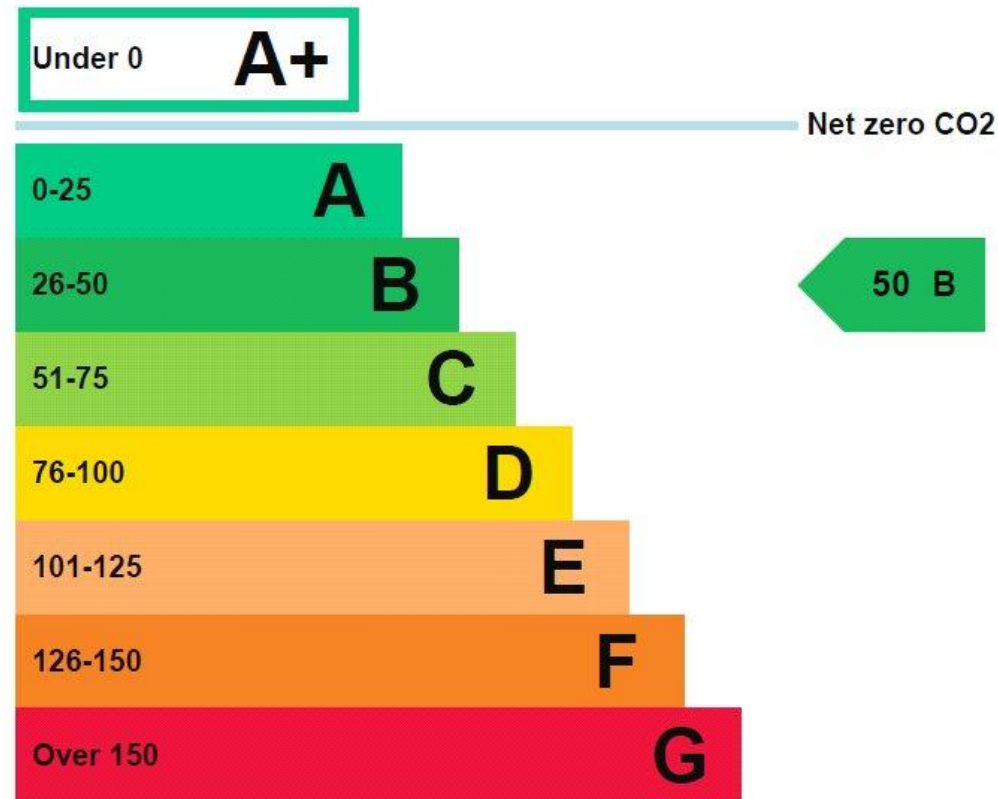
All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

### 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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For further information please  
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