

VACANT SHOP UNIT – NEW LEASE



981 HIGH ROAD, NORTH FINCHLEY, LONDON N12 8QR

Located between the shopping centres of Whetstone and North Finchley, set within a small parade of independent shop units. Until recently, this vacant property has been trading as a hair salon, but is now available for immediate occupation – *without premium*.

Electric shutter to front.

Internal viewing is highly recommended – all viewings are strictly by appointment only.

RENT: £ 25,000 PAX

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



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ACCOMMODATION

Overall depth of the unit is 58'6 (17.83m).

Main front retail space is 15' widening to 19'3 (4.57m to 5.87m).

Corridor leading through to rear ancillary spaces, comprising kitchen, office/treatment room, rear lobby area, and WC.

Fence enclosed side yard area – 21' x 6' (6.40m x 1.83m).

To the rear there is parking – available by separate negotiation.

GIA - Approximately 875ft² (81.3m²) including all rear ancillary space

Lease Term:

New lease – terms to be agreed.

Legal Fees:

Ingoing tenant to be responsible for the landlord's legal costs.

Business Rates:

According to the VOA web site, the 2023 **Rateable Value** is £14,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

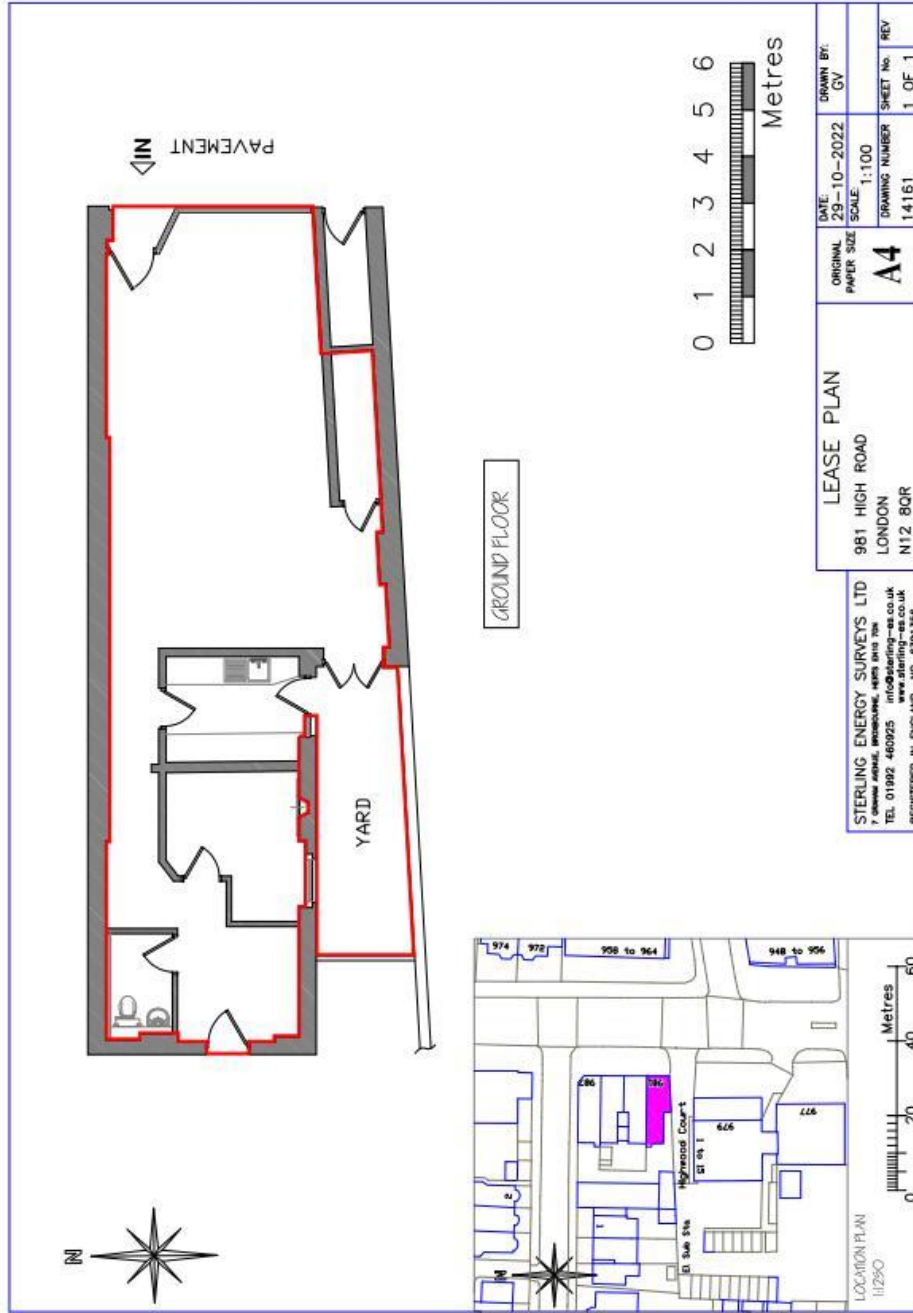


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