

MAUNDER TAYLOR

FOR SALE FREEHOLD MIXED USE INVESTMENT

CURRENTLY HELD UNDER A SINGLE COMMERCIAL LEASE

Selling on behalf of executors



1357-1359 HIGH ROAD, WHETSTONE, N20 9HR

This prominent corner sited restaurant occupies a double unit with the benefit of the 2 residential flats above – all currently let as a whole on a combined commercial lease. A brief summary of accommodation is overleaf, but it should be noted that this freehold sale will be subject to the commercial lease already in place, established for a term of 20 years in June 2006, with a passing rent of £70,000 per annum – and subject to a 5-yearly rent review pattern. The lease is held on Full Repairing and Insuring terms, with landlord consent for the tenant to sub-let the upper parts.

Occupying a corner position along the busy Whetstone High Road, other commercial properties nearby include a number of large, as well as independent, restaurants, cafes & coffee shops - which include an *M&S Food Hall, Waitrose, Boots and Costa Coffee.*

The area is generally well served by public transport, including Totteridge & Whetstone underground station (*Northern Line*) which is within a third of a mile of the property.
To be sold subject to the existing commercial lease.

**OFFERS INVITED FOR THE FREEHOLD INTEREST
SUBJECT TO THE EXISTING COMMERCIAL LEASE**

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



Accommodation (all sizes are approximate):

Mala Restaurant

Front of House – main restaurant area and bar

Right hand side **28' x 17' (8.53m x 5.18m)**

Left Hand Side **23' x 17' (7.01m x 5.18m)**

Inner Lobby leading through to;

Kitchen **19'9 max x 17' max (6.02m x 5.18m)** (including chiller)

WC area **17'2 x 10'2 (5.23m x 3.10m)**

This area includes; staff toilet, disabled toilet, customer toilet and rear lobby.

Business Rates:

According to the VOA web site, the Rateable Value from April 2023 is £45,250. Billing Authority - The London Borough of Barnet.

CEPC Rating: C: 71

GIA: Approximately 1,381ft² (128.3m²)

FLATS: 1359a (at the end), and 1357a (mid)

Both are accessed via a rear service road, with stairs rising to a rear terrace, providing access to each flat.

Each flat is arranged over 2 floors, and comprises kitchen & reception on the lower floor, and 3 bedrooms & bathroom on the top floor.

Each flat is approximately **796ft² (74m²)**

Council Tax: 1357a: Band B -- 1359a: Band C

Both have a current energy rating of D.

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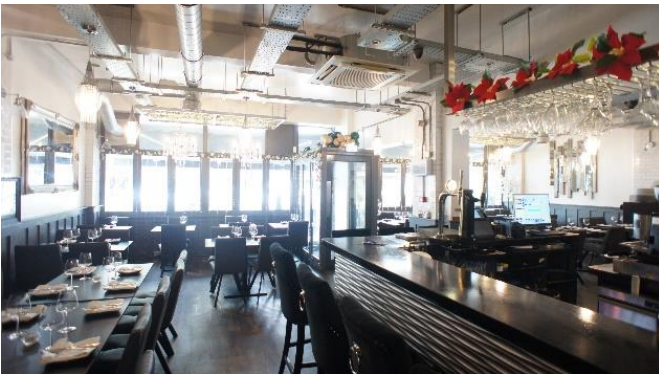
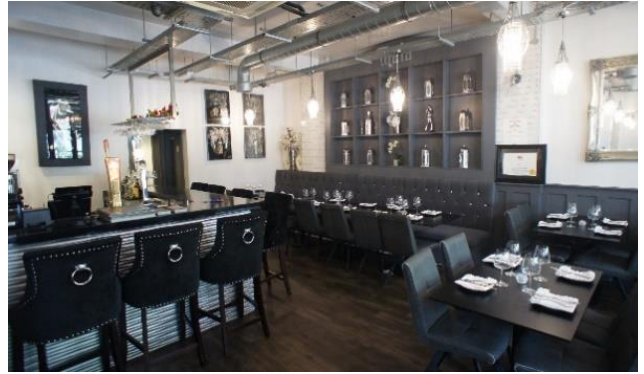
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