

RESTAURANT / TAKE-AWAY / CAFÉ
WITH EXTRACTION, COLD-ROOM & PRIVATE YARD

TO BE LET

828 Sq Ft (77 Sq M)

757 FINCHLEY ROAD, LONDON NW11 8DL



LOCATION: The premises are ideally located on Finchley Road, near the junction with Hermitage Lane and Cricklewood Lane. Convenient transport facilities include Golders Green Station (London Underground Northern Line), which is just a 13-minute walk from the premises. Additionally, several bus routes serve the area.

DESCRIPTION: The subject unit is situated on the ground floor. It features a fully fitted kitchen with an installed extraction system. At the rear, there is a private yard, which includes a staff toilet and a storage shed with a cold-room. The premises are equipped with both electricity and gas.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor – Sales	538 Sq Ft	(50 Sq M)
Ground Floor – Preparation & WC	188 Sq Ft	(17.50 Sq M)
Rear Yard* – Storage & WC	102 Sq Ft	(9.50 Sq M)
TOTAL	828 Sq Ft	(77 Sq M)

* Rear Yard: 323 Sq Ft (30 Sq m) in total

- TENURE:** Leasehold
- LEASE:** A new Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to period rent reviews.
- RENT:** £24,500 per annum exclusive
- PREMIUM:** A small premium is sought for the benefit of a new lease and all fixtures & fittings in situ.
- RATES:** The current rateable value for the premises is £8,800 per annum, and under the current Small Business Rate Relief scheme, no business rates are payable. However, all interested parties are advised to conduct their own enquiries with the Local Authority to confirm the actual rates payable and to understand any applicable relief schemes.
- LEGAL COSTS:** Each party to bear their own legal costs.
- EPC:** Available upon request.
- VIEWING:** Strictly by appointment through Sole Agents, Christo & Co.
- CONTACT:** Mert Seyhan
020 7482 1203 / 07506 732734 / mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT



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