



## High Road, North Finchley N12 £25,500 Per Annum Subject to contract

We are pleased to offer a fantastic 800 sq ft unit in North Finchley

Currently a Cafe but open to a variety of uses.

On the High Road and well positioned for passing trade this lock-up shop is available on a NEW LEASE with No premium

A new FRI lease for a term of 15 years, subject to 5 yearly rent reviews.

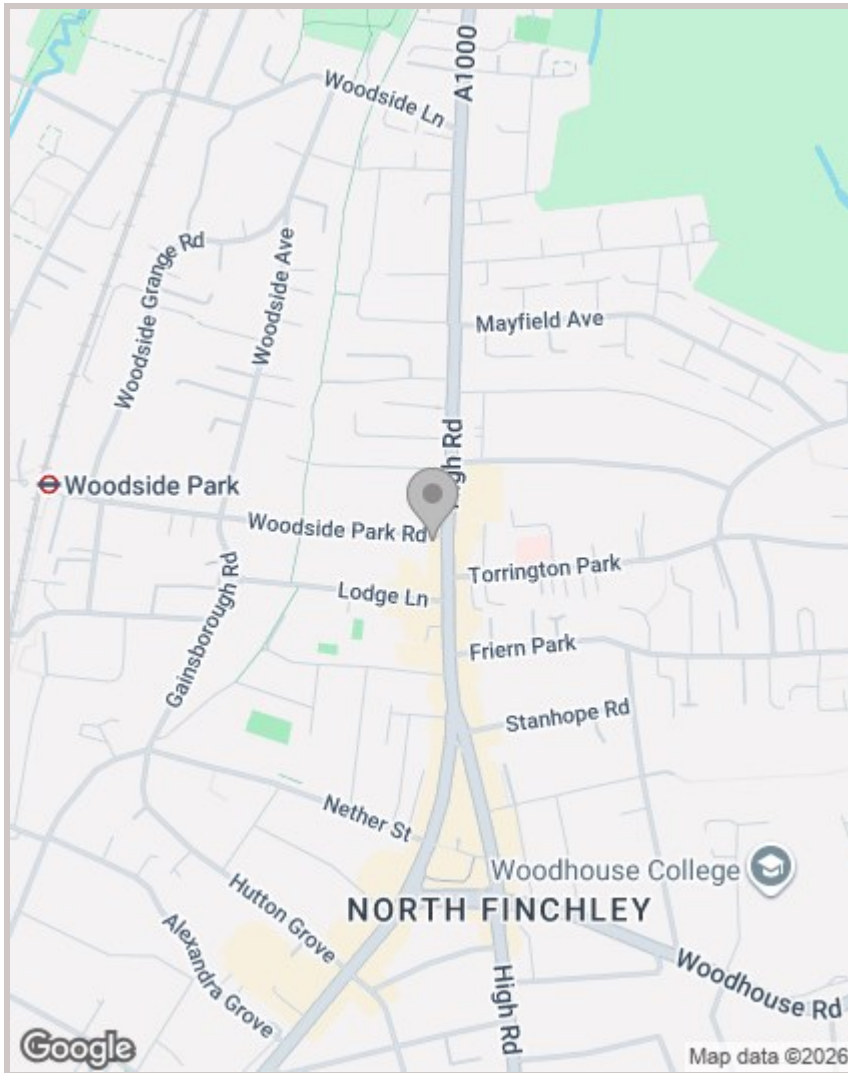
## Property Overview

No Premium


EPC - C

Barnet Rateable Value £10,500 - equating to £5145 per annum on 0.49 multiplier

- Circa 800 sq ft
- New Lease
- Cafe use now
- Ideal for food outlet
- No Premium
- Great location



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Company Registered number  
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We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

