

To Let

877 High Road
North Finchley
N12 8QA

TO LET

765 Sq ft

Ground floor commercial unit to be offered by way of Subletting or Assignment.

The unit is suitable for various uses, STP.

Key Features

- Air Conditioning fitted
- Prime High Street Location
- Substantial Frontage
- Prominent Corner Position
- Rear Car Parking





Description

The premises provide for a modern lock-up shop unit, with the benefit of air conditioning units installed and self-contained parking at the rear for 2 vehicles.

The property has good on street parking available close by and is well served by public transport with numerous bus routes passing the property and Woodside Park Underground station 0.5 miles away.

Location

The premises occupy a prominent location on the west side of High Rd North Finchley (A1000). in this busy North London Shopping Street opposite Sainsbury's, whilst at the entrance to Finchley Industrial Centre where Howdens, Screwfix and Toolstation are located. This unit is surrounded by numerous other multiple and well-established local traders.

The property has good on street parking available close by and is well served by public transport with numerous bus routes passing the property and Woodside Park Underground station 0.5 miles away.

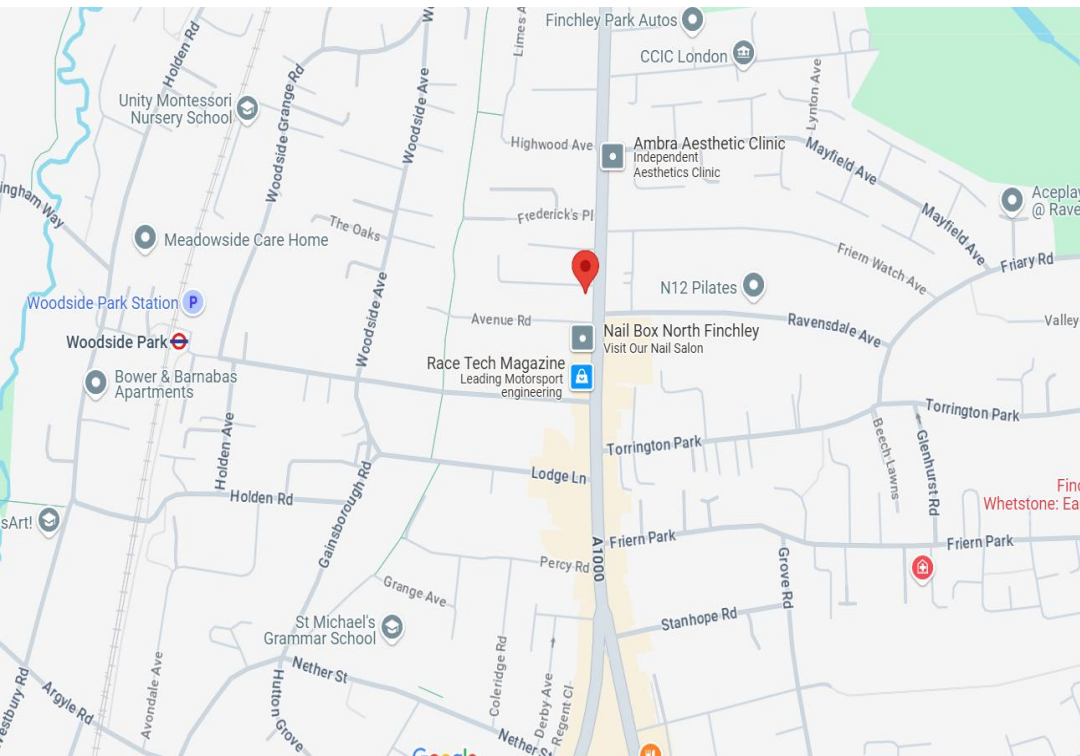
[Google Maps Link](#)

Premium for Assignment

The vendors are seeking offers in the region of £15,000.

Rental for Sublet

£25,000 pax.



Accommodation

Gross Frontage	16 ft 3 ins	4.95m
Internal Width	15 ft 3 ins	4.645m
Built Depth	50 ft 5 ins	15.36 m
Floor Area (approx.)	765 sq ft	71.34 Sq m

Lease	The property is currently held on a fully repairing and insuring lease, for the balance of the 15-year lease commencing 1 st February 2013 at a rental of £20,000 per annum exclusive.		
Premium	£15,000 for assignment	Rent for Sublet	£25,000 pax
Rates	Rateable Value £13,750 (Rates Payable £6,861)		
VAT	VAT is payable		
EPC	Available Upon Request		
Legal Costs	Each party to be responsible for their own legal costs		

Contact

Jonathan Sandrove

07595 288879

js@sandrove.co.uk

Howard Sandrove

07836 539993

hs@sandrove.co.uk

www.sandrove.co.uk

020 3488 7411