



- Total ground floor area of 117 SQ.M (1270 SQ.FT) approx.
- Shop front 3.77 M (12.36) approx.
- First Floor seating areas.
- Assignment of a 15 year renewable lease started May 2010, with 5 yearly rent reviews
- Predominately open plan layout

RENT:  
 £30,000 PAX  
 PREMIUM  
 £70,000



HIGH STREET  
 A3 RESTURANT

EN5  
 TO LET

0208 444 3445  
 martyngerrard.co.uk

## Description:

The property is split over the ground and first floor and benefits from a newly fitted Kitchen and interior décor. The shop is fitted out to a high standard and would suit multiple restaurants looking to run a similar concept.

The restaurant covers between 50 -55 over the ground and first floor, in addition there is rear access for Deliveries.

The shop consists of a Net Internal Area of 117M<sup>2</sup> (1270Ft<sup>2</sup>).

## Location:

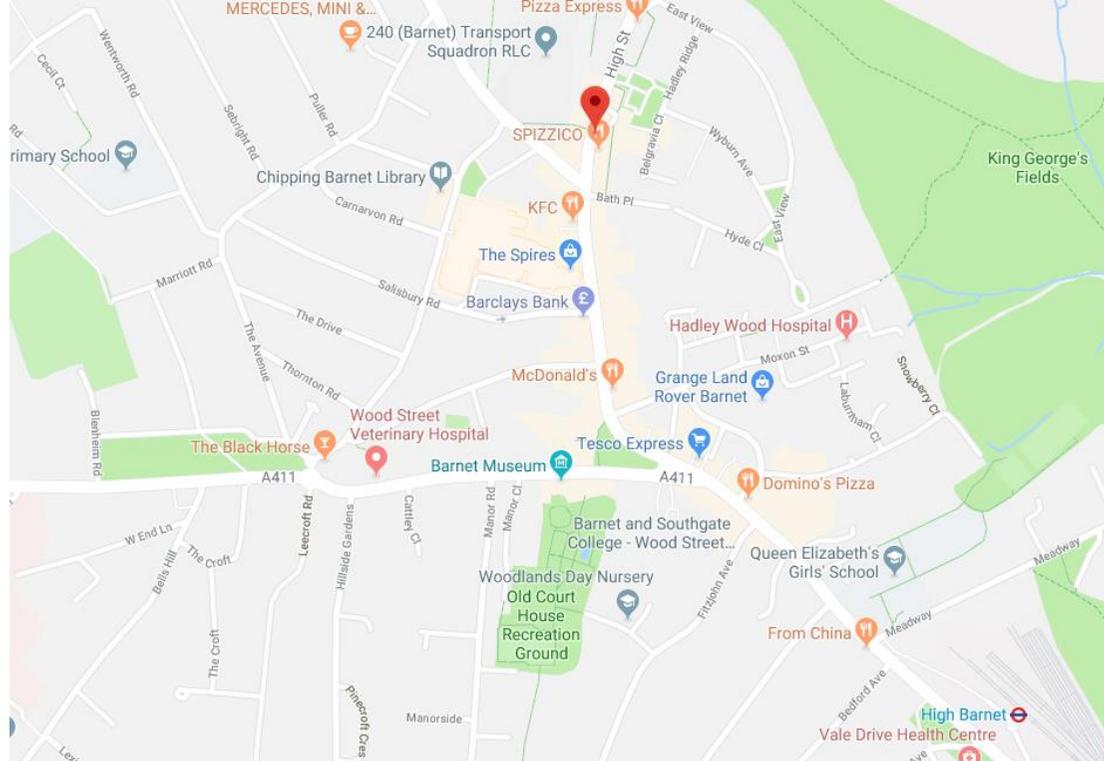
-Within easy access of Hadley Wood, Whetstone, Finchley and surrounding areas.

-Having High Barnet (Northern Line) underground station as its nearest public transport link.

-Situated just off the A1000 and close to the spires shopping centre.

## Local High Street:

The premises is close to major retailers such as boots, Greggs, MacDonal'd's, Iceland's and Large banks such as NatWest, Barclays and Nationwide building society.



## Lease:

Assignment of a 15 year renewable lease started May 2010, with 5 yearly rent reviews

**Rent:** £30,000

**Premium:** £70,000

## Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

## Conditions:

Ingoing tenant to be responsible for both parties reasonable legal costs.

## References:

A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord

## Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.