

PAIR OF RESTAURANT UNITS, PART WITH INCOME & PART VACANT FOR SALE - Virtual Freehold

(Uppers are not part of the demise)



362- 364 BALLARDS LANE, NORTH FINCHLEY, N12 0EE

Situated on the Western side of the Tally Ho one-way system (Northern traffic flow side).

The area is well served by local bus services – the property being adjacent the Tally Ho Bus Station. Other shops nearby include; *Aldi*, *Waitrose* and numerous independent retail outlets, coffee shops & restaurants.

Both units have fitted kitchens and WCs – 364 also has a walk-in chiller.

Viewings Strictly by appointment only

Guide Price: £900,000

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.

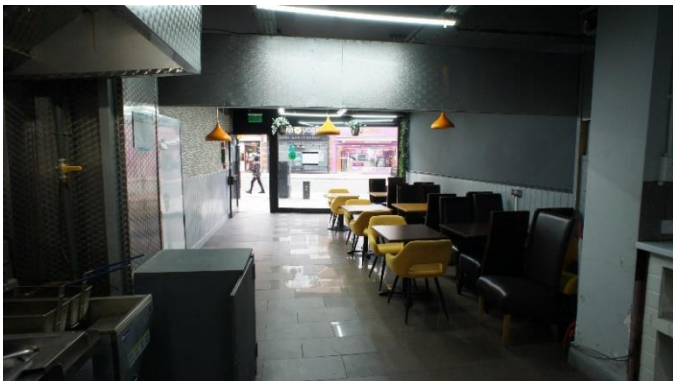
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011

362 Ballards Lane – Currently Vacant

Accommodation

Approximately 75' (22.86m) overall depth 15'9 (4.80m) maximum width, narrowing to 15' (4.57m)

Fitted kitchen and WCs.



Business Rates:

According to the VOA web site, the Rateable Value from April 2023 is £23,000.

Billing Authority - The London Borough of Barnet.

CEPC RATING: TBD

GIA: APPROX 1,100ft² (102.19m²)

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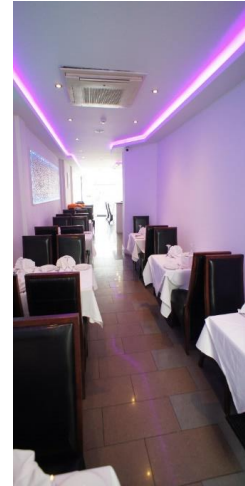
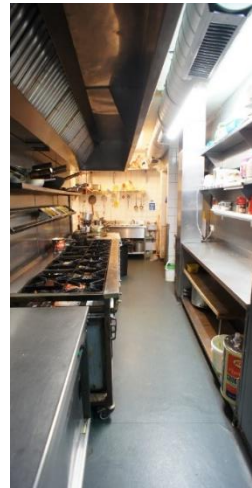
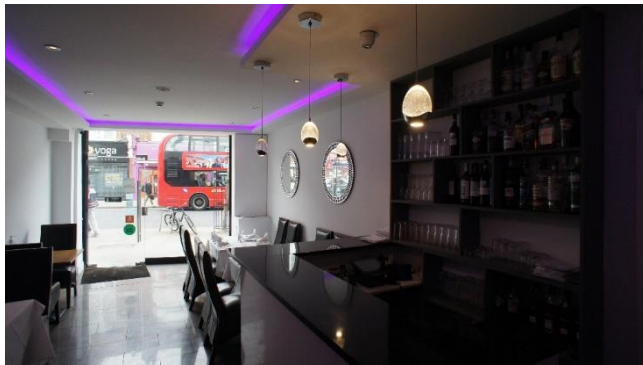
364 Ballards Lane – Currently sub-let

Accommodation

Approximately 75' (22.86 m) Overall depth

Internal frontage 11'6 widening to 17'9 max (3.51m to 5.41m max)

Fitted kitchen and WCs has a walk-in chiller.



Business Rates:

According to the VOA web site, the Rateable Value from April 2023 is £23,000.

Billing Authority - The London Borough of Barnet.

Lease: Currently sublet on a 25 Year lease Passing rent is £24,000 PAX

CEPC Rating: TBD

GIA: APPROX 1,050ft² (97.54m²)

Legal Fees: Each side to be responsible for their own legal costs.

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