

# RESTAURANT UNIT, WITH INCOME FOR SALE - Virtual Freehold

(Uppers are not part of the demise)



### 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.

This is currently let and income producing, has fitted kitchens and WCs – This unit also has a walk-in chiller.

Viewings Strictly by appointment only

# Guide Price: £399,500

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.maundertaylor.co.uk - 020 8446 0011







# MAUNDER TAYLOR

#### **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

#### Lease:

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

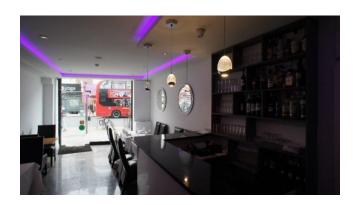
**CEPC Rating:** TBD

#### **Legal Fees:**

Each side to be responsible for their own legal costs.

#### **Business Rates:**

According to the VOA web site, the Rateable Value from April 2023 is £23,000.
Billing Authority - The London Borough of Barnet.







## GIA: APPROX 1,050ft<sup>2</sup> (97.54m<sup>2</sup>)

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.maundertaylor.co.uk - 020 8446 0011





