

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 with the opportunity to have vacant possession on completion, has fitted kitchens and WCs – This unit also has a walk-in chiller.

Viewings Strictly by appointment only

Guide Price: £455,000

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



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 1,050ft² (97.54m²)

**The adjacent unit is being sold.
The vendor would consider selling combined for £900,000**

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