

1358 High Road,
Whetstone,
N20 9HJ

MARTYN GERRARD

COMMERCIAL



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Assignment of
Existing Lease

E- Commercial
Business &
Service

Shop Premises

Ground Floor



1358 High Road,
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Total Ground
Floor Area

98 M²
(1055 ft²) approx.



Ground Floor



Total Area: 91.6 m² ... 986 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

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**E- Commercial
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Shop Premises

Ground Floor

Rent £53,430 pa

Premium £40,000



DESCRIPTION

A fantastic opportunity to acquire a fully fitted Persian restaurant in a prominent position on Whetstone high street, with a healthy weekly turnover and genuine potential for an incoming operator to make the space their own.

The premises offers approximately 1,055 sq ft (98 sq m) of internal space, with 36 covers inside and a further 16 external covers. Fully fitted and ready to trade, it provides an excellent turnkey opportunity for an established restaurateur, independent operator or someone looking to launch a new food concept.

While currently configured as a successful restaurant, the property's prominent frontage, generous floor area, open layout and high street location could also lend itself to a variety of alternative customer-facing businesses, subject to the necessary planning and licensing consents. Potential uses could include a private gym or fitness studio, therapy and wellness hub, beauty or aesthetics business, specialist retail, showroom, training centre or other leisure/service-based concept.

- 1,055 sq ft / 98 sq m high street premises
- 52 covers – 36 internal and 16 external
- Established Persian restaurant with healthy turnover
- Fully fitted & ready to trade
- Prominent Whetstone location with excellent connectivity
- Flexible space with potential for alternative uses
- Tenure: Lease assignment with approximately 20 years remaining of a 25-year lease
- Premium of £40,000.

LOCATION

The property occupies a prominent position on the popular Whetstone High Street, serving the established communities of Whetstone, Totteridge, Barnet and North Finchley.

Totteridge & Whetstone Underground Station is less than one mile away, while the A406, M1 and A41 are all within easy reach, providing excellent access for customers, staff and deliveries.

The unit sits within an established parade alongside a strong mix of national and local occupiers, including Costa, Subway, Halfords, NatWest Bank and ASK Italian, helping to create a lively and well-established commercial environment.

BUSINESS RATES

Interested parties are invited to make their own investigation to confirm whether any small business or rate relief may apply.



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METHOD OF SALE

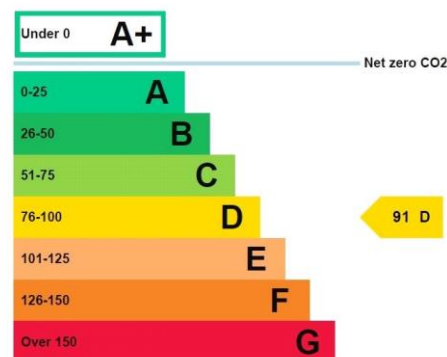
Ingoing applicant to be responsible for both theirs and the Landlords legal costs.

VIEWINGS

Viewings are strictly by appointment. Please contact Martyn Gerrard Commercial Department to make an appointment.

EPC

This property's energy rating is D.



IMPORTANT NOTICE

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FURTHER INFORMATION

Further technical information relating to the property is available at:
www.martyngerrard.co.uk

CONTACT

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