

Draft Particulars Only

*GROUND FLOOR SHOP
ASSIGNMENT/ NEW LEASE AVAILABLE*

**ASHBOURNE PARADE
FINCHLEY ROAD
LONDON
NW11**



Location:

Situated on Ashbourne Parade on Finchley Road, Temple Fortune a ground floor shop within easy reach of Golders Green, Finchley Central and North Circular Road.

Description:

A ground floor half shop currently trading as café/dumpling bar approx. 260 sqft, currently open 6 days a week.

The property will be offered with vacant possession and although there is an existing lease in place 10 year term expiring December 2025. We understand a new FR&I Lease can be agreed, terms to be agreed.

An early viewing is strongly advised.

TERMS:

- Rent:** Passing rent £23,000 pax
- Lease:** Existing lease expiring December 2025. A New lease could be available terms to be agreed.
- Premium:** Substantial offers sought for fixtures, fittings and goodwill
- Business Rates:** Rateable Value for 2025/26 is currently £14,000pa. All interested parties should make their own enquiries either via London Borough of Barnet or via www.voa.gov.uk.
- CEPC:** B Rating (40) valid until 03/12/33
- Legal Costs:** Each party to be responsible for their own legal costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

- Viewing:** Strictly by appointment only through owners agents Grovelands 020 8731 9777 www.grovelands.net

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