

TO LET

A3 (RESTAURANT) UNIT*



HIGH ROAD, WHETSTONE, N20

A newly extended lock up unit - situated in a prime High Road position, and offered to the market in shell condition. Situated on the eastern side of the High Road (A1000) close to the junction with Chandos Avenue

The current freeholder has prepared the unit for drainage services, water supply & ducting in such a way that the ingoing tenant will have several options on how they choose to lay the unit out.

Offered in shell condition, the landlord wishing to grant a new lease for this A3 unit (terms overleaf)

Gross Internal Area: approximately 1,045 ft² (97m²)

RENT: £40,000 PAX – NO PREMIUM / NO OFFERS.

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



Accommodation (all sizes are approximate):

The shell unit has;

- An average internal width of 16'6 (5.03m).
- Overall built depth is 59' (17.98m) - plus ancillary area to rear.
- Ancillary space 9' x 8' (2.74m x 2.44m) – for ingoing tenant to fit out with WC/kitchenette as required.
- Back door with steps up to rear service road – with own bin storage area.
- The tenant to fit out the unit in accordance with current building regulation requirements (and landlord approval).

APPROX. 1,045 ft² (97 m²) GIA

Legal Fees:

In-going tenant to pay the landlord's reasonable legal costs.

Lease:

New Lease - minimum 12 year - full repairing & insuring terms, inside the scope of the Landlord & Tenant Act.

4 yearly rent review pattern – linked to RPI.

Business Rates:

The unit has recently been re-configured and extended – new business rate assessment pending.

CEPC:

Shell condition with no lighting/heating – no CEPC.

A3 CONSENT GRANTED* - RENT: £40,000 PAX – NO PREMIUM/NO OFFERS

*A3 consent granted with conditions – available upon request.



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