

1174 HIGH ROAD WHETSTONE N20 0LH



**RESTAURANT UNIT (CLASS E) AVAILBLE ON A NEW LEASE
EXISTING EXTRACTION
NIA APPROX. 1,420 SQ. FT. (131.91 SQ M)
CLOSE TO TOTTERIDGE & WHETSTONE UNDERGROUND**

TO LET

Location:

The property occupies a prominent and highly visible corner position on High Road (A1000), close to its junction with Friern Barnet Lane (B550). The premises is a 7-minute walk (0.4 miles) from Totteridge & Whetstone Station (Northern Line) which provides quick and regular access into central London. There are a wealth of national brands nearby including Waitrose, Esso petrol station and boots. The premises is also located within a walking distance to many hotels, bars and pubs.

Description:

The premises comprises a large restaurant arranged over the ground floor providing approx. 70 covers with a bar, kitchen, and customer WCs to the rear. The unit also benefits from a rear access door for emergencies.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	1,420 sq. ft. (131.91 sq. m)
Total	1,420 sq. ft. (131.91 sq. m)

User:

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £29,750; however, interested parties should make their own enquiries of the rates payable.

Legal Fees:

Each party to bear its own legal costs.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

Rent:

£32,500 per annum, exclusive of other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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