

For Rent

£35,000
Per Annum

New FRI Lease



Ground floor shop to rent on a new FRI lease on East Finchley High Road

100 High Road, East Finchley, London, N2 9EB



Jeremy Leaf & Co
863 High Road, Finchley N12 8PT

020 8446 4295
land@jeremyleaf.co.uk

A ground floor shop of approx. 973 sq. ft available for rent on a new FRI lease on the busy East Finchley High Road.

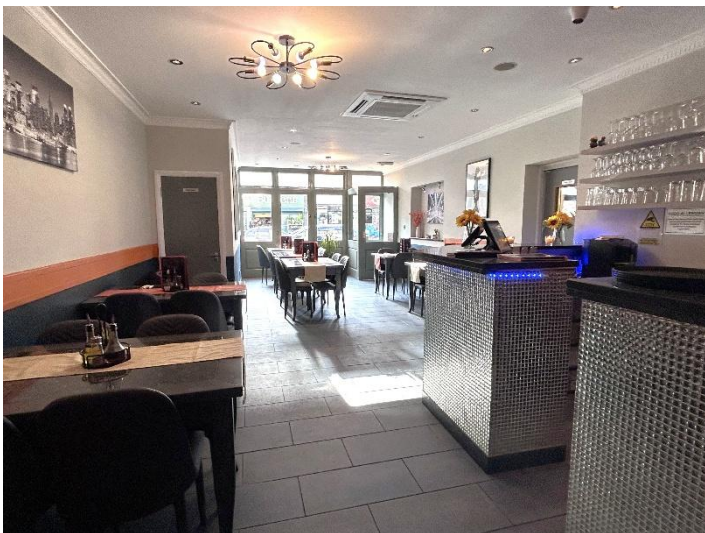
Prominently located just 0.2 miles from East Finchley Northern Line Underground station and there is a bus stop (route 263) located directly in front of the property. The North Circular Road is 0.8 miles away providing links to the M1 and M25.

Terms are as follows:

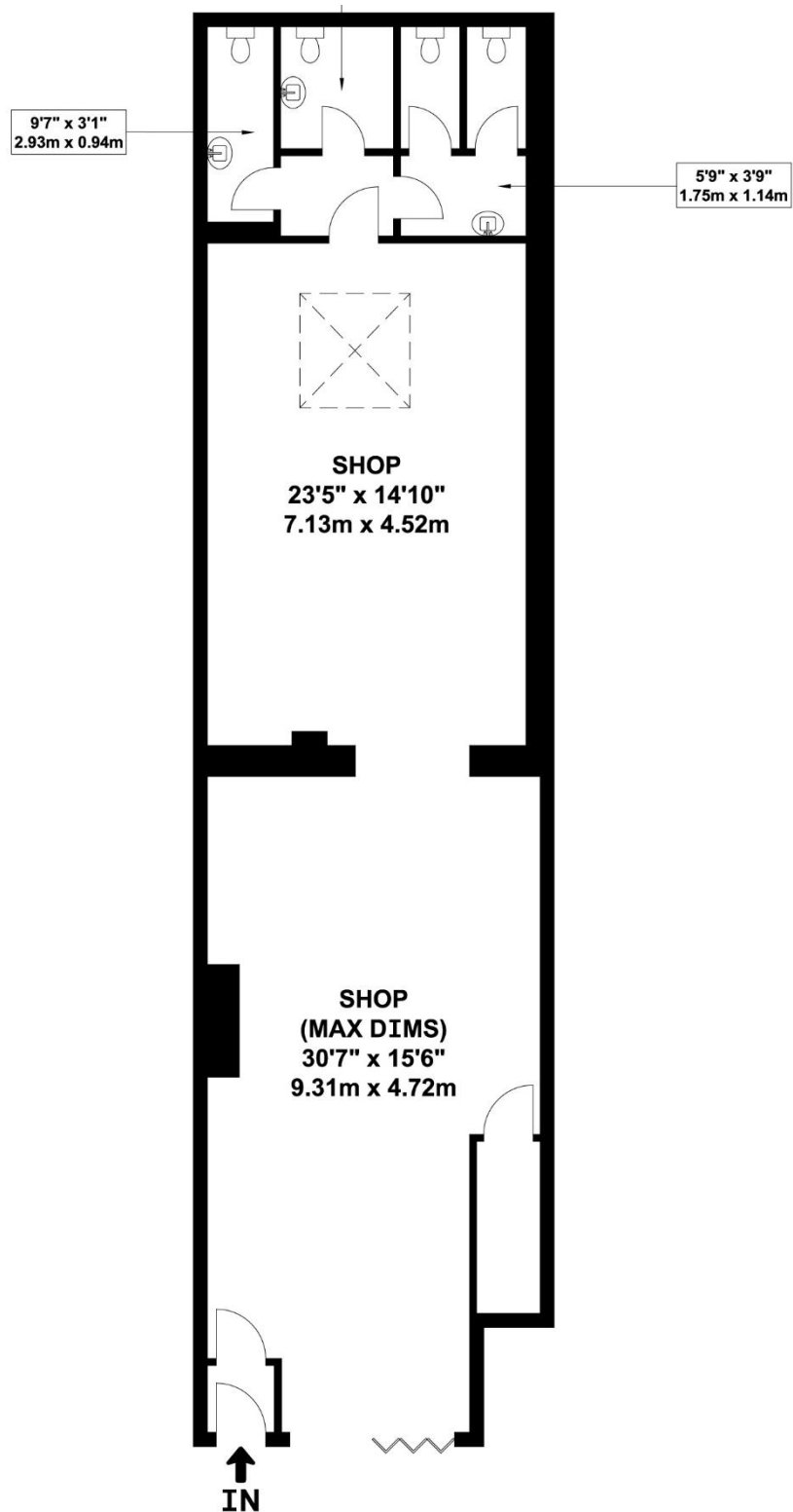
- Rent: £35,000 per annum
- Term: New FRI 10-year lease
- The lease will be inside the Landlord & Tenant Act
- No premium
- Rent reviews: Every 5 years
- 6 months deposit
- Each party to be responsible for their own costs.

Prospective tenants are advised to contact the local authority in respect of business rates and the rates payable.

Viewings are strictly by appointment only with owners' sole agents Jeremy Leaf & Co. Please contact us on 0208 446 4295 for more information.







APPROX. GROSS INTERNAL FLOOR AREA 973.16 SQ. FT / 90.41 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".

Consumer Protection from Unfair Trading Regulations 2008

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or a contract.

All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Any intending purchaser or tenant must satisfy himself by inspection, or otherwise as to the correctness of each of the statements contained in these particulars.

No person in the employment of Jeremy Leaf & Co has any authority to make any representation or warranty whatsoever in relation to this property.

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidents of VAT in respect of any transaction.

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