

COMMERCIAL ESTATE AGENTS & VALUERS

SHOP & RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

148 BALLARDS LANE, FINCHLEY CENTRAL, N3 2PE



LOCATION The premises are situated in a bustling part of Ballards Lane close to the junction with The Ridgeway. Nearby multiples include William Hill and Explore Learning

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises a ground floor shop and rear extension, currently trading as an Interior Designers together with a 2 bed flat on the first floor, approached from the rear. The shop affords the following approximate dimensions:

Frontage	15'9
Internal width	18'1 narrowing to 13'1 at rear
Depth	60' 9
Ground floor area	870 sq ft approx

TENANCIES & INCOMES

The shop is let to Zana Kader t/a Formefeitos (UK) Ltd on an FRI lease for a term of 25 years from February 2009 subject to a rent review in February 2024 and 5 yearly thereafter.

Current income £18,800 per annum exclusive.

The first floor flat, is let on an AST producing £15,000 per annum.

Total income: £33,800 per annum.

TENURE

Freehold for sale subject to the tenancies and incomes as above and vacant possession of the office.

PRICE

Offers in the region of £950,000.

EPC

Shop: TBA
Flat: TBA

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

Strictly through sole agents as above.

“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”