

COMMERCIAL ESTATE AGENTS & VALUERS

SHOP & RESIDENTIAL INVESTMENT FREEHOLD FOR SALE 148 BALLARDS LANE, FINCHLEY CENTRAL, N3 2PE



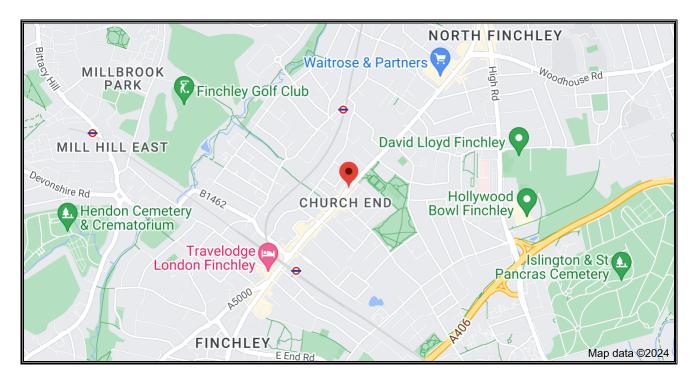
LOCATION

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

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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.

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