



36-38 FRIERN BARNET ROAD N11 1HA

**** A4 PLANNING CONSENT **
TO LET ONLY**

**CONTRIBUTION TO FIT-OUT AVAILABLE
(ON APPLICATION)**



LOCATION

The property started life in 1892 as a bank and has since 1991 operated as a public house.

The property is located on the corner of the A109 Friern Barnet Road and Station Road and has excellent transport links with New Southgate Station located close by and Arnos Grove underground nearby.

The property is located in a secondary retail area with a number of successful local operators nearby including Bright and Klean Dry Cleaners, Glen Hall Estate Agents, Franks Café and Betstyle Place Fish and Chips.

ACCOMMODATION

The property is currently fitted out as a bar along with a kitchen with full extraction. The building benefits from servicing from the car park to the rear. (please note that there is no carparking or upper parts available)

The unit comprises the following approximate floor areas:-

Ground Floor (customer area and kitchen)	2,025 sq ft	165 sq m
Basement	1,128 sq ft	105 sq m
TOTAL	3,153 sq ft	270 sq m
Ground Floor GIA	2,571 sq ft	239 sq m

LEASE

Our clients hold a lease until 2032 and are therefore able to offer leases until this time subject to 5 yearly rent reviews.

PLANNING

The property benefits from **A4 planning consent**.

The disposing party will consider providing a contribution to fitout to an incoming party who acquires the property subject to conditions.

TERMS / OFFERS

The property is available on a new sublease or an assignment.

Rent available on application to the retained agents BNP Paribas Real Estate.

RATES

We understand that the current Rateable Value of the property is £24,500 with the Rates Payable for the current year (2017 / 2018 – UBR – 0.47.9p) assessed as a public house. We recommend that parties make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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VIEWING

All inspections must be arranged through the sole agents.

Beth Brading

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SUBJECT TO CONTRACT



Experian Goad Plan Created: 29/11/2013
Created By: BNP Paribas Real Estate UK

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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