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

ouse

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.

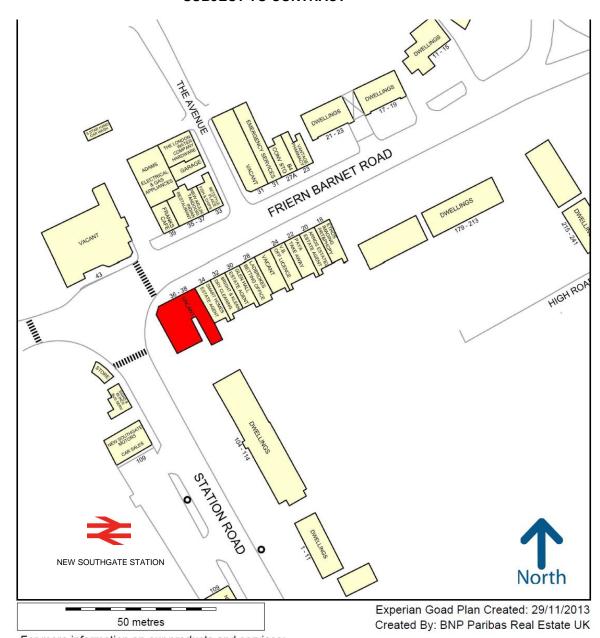
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SUBJECT TO CONTRACT



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