

**LeaverCharlesGranger**  
Chartered Surveyors  
020 7935 6501

**SHOP TO LET**

**785 HIGH ROAD  
NORTH FINCHLEY  
LONDON N12**

**Location**

The premises occupy an excellent corner location adjacent to HSBC and KFC and opposite Caffè Nero, River Island, Waterstones, Boots and Superdrug.



**Accommodation**

The shop comprises the following approximate dimensions and areas:

Frontage	17 ft	5.2m
Ground Floor:	1,175 sq ft	109m <sup>2</sup>
First Floor:	130 sq ft	12 m <sup>2</sup>

**Terms**

A new FRI lease for a term by arrangement with five yearly rent review.

**Rent**

£35,000 per annum exclusive.

**Rates**

Rateable Value £40,500

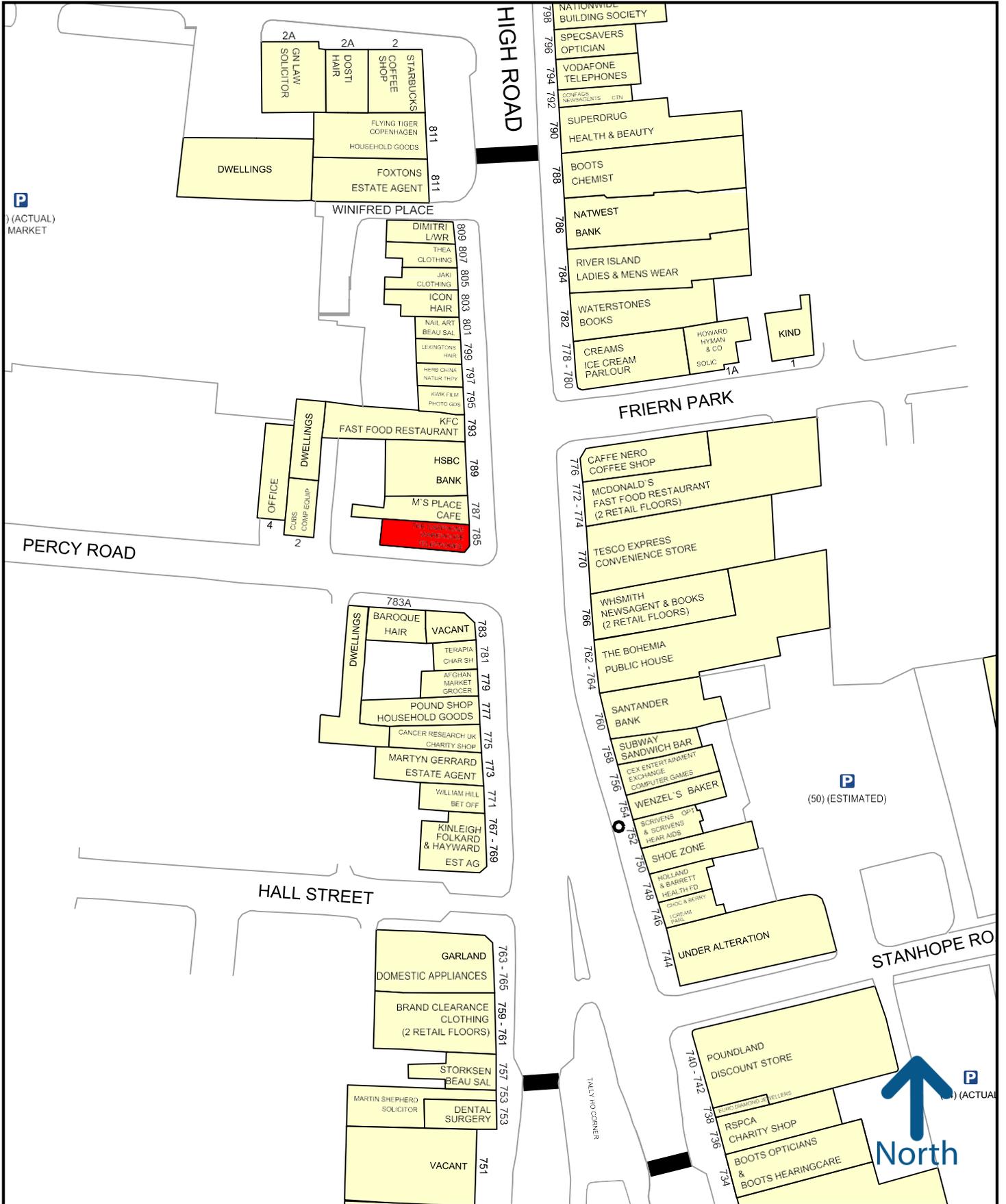
**Legal Costs**

Each side is to pay its own legal costs.

**Viewing**

Strictly by prior appointment through  
John Charles 020 7935 6501  
[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

Misrepresentation act: the agents and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.



Experian Goad Plan Created: 20/08/2020  
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