

GROUND LEASE FOR SALE Former Car Hire/Petrol Station

979 High Road, Finchley
London N12 8QR



PRICE REDUCED



Contact

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Location

The property is located on the Finchley High Road (A1000) close to the junction with Woodside Grove, just south of Whetstone in north London. The site is close to Enterprise Rent a Car, Kwik Fit and Audi with the surrounding area being a mixture of commercial and residential uses.

Description

The property consists of a former petrol station and workshop that has most recently been used for vehicle hire. To the front is a forecourt with a canopy over a single pump island and customer parking. There is further parking to the rear, accessed via the side of the building, for four vehicles.

At the front of the property there is an office area consisting of a reception, plus four offices and WC facilities. To the rear are two workshop areas, one of which was used as a wash bay and both have roller shutter access from the rear yard.

We understand that the underground tanks are still in situ.

Rating

We are advised that the Rateable Value for the property is £40,250 and the UBR for 2023/24 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

EPC

Energy Performance Asset Rating – C.

Terms & Tenure

The property is held on a long lease at a fixed rent of £10 per annum expiring June 2066.

We are seeking a premium for our client's valuable interest. Offers for alternative uses will be considered subject to planning and landlord's consent for change of use.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent, Rapleys.

Prominent location on Finchley High Road (A1000)

1.4 miles north of the A406 North Circular

Close to Enterprise Rent a Car, Kwik Fit and Audi

Former petrol filling station with tanks in situ

Suitable for a variety of uses, subject to necessary consents

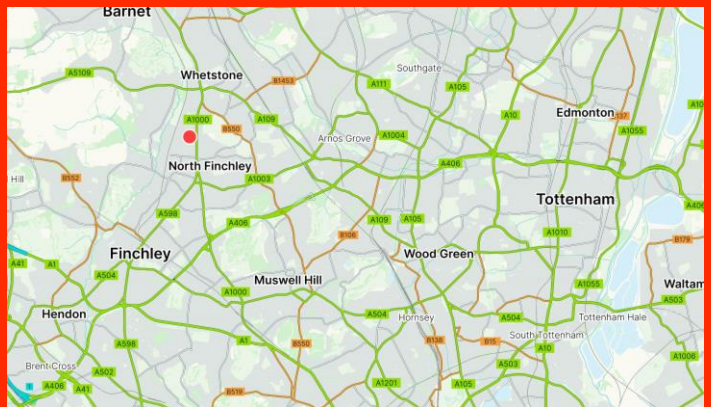


Accommodation

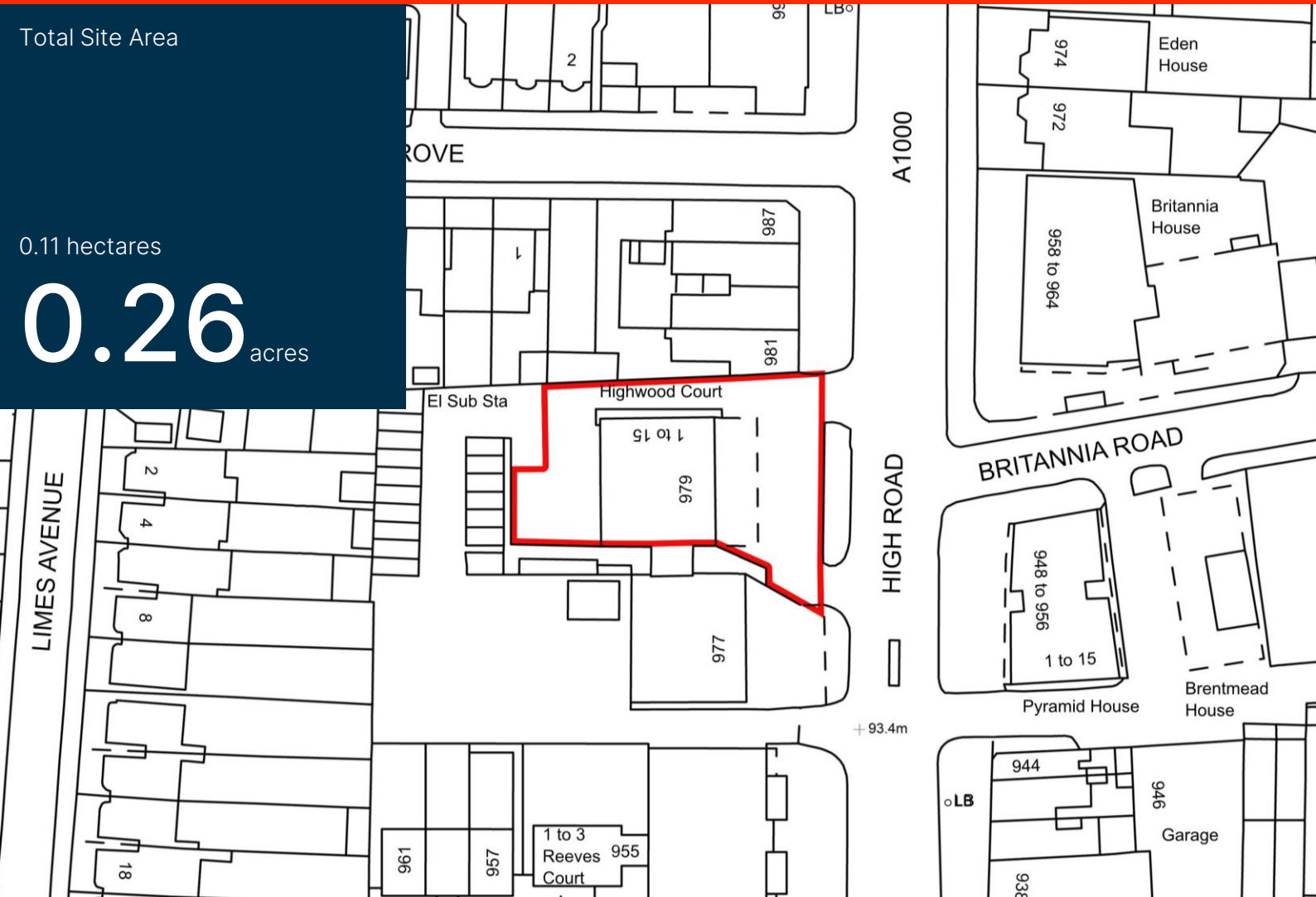
The property comprises the following approximate floor areas:

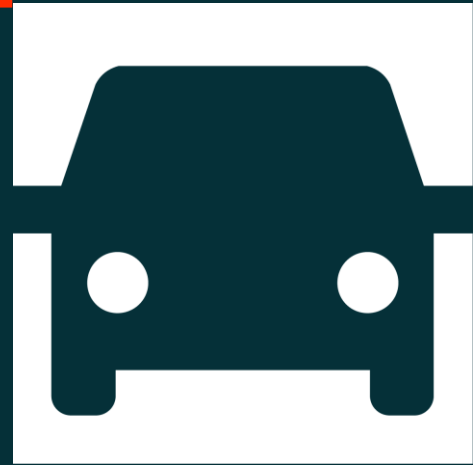
	Sq m	Sq ft
Reception	30.80	331
Offices	31.06	334
Workshop	141.31	1,521
Washbay	39.70	427
Total	242.87	2,613

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area
0.11 hectares
0.26 acres





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