

GROUND LEASE FOR SALE FORMER CAR HIRE/PETROL STATION

979 High Road, Finchley
London, N12 8QR

Key information

- ❑ 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
- ❑ Suitable for a variety of uses, subject to necessary consents

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.

Energy Performance Rating

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 of £600,000.

Please note that the lease currently limits the user to Renting Cars and Vans, Petrol Filling station, Car showroom and Minor Vehicle repairs. A copy of the legal documents can be found on the link below:-

[Legal Documents](#)

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £40,250.

The UBR for 2024/25 is 49.9p in the £.

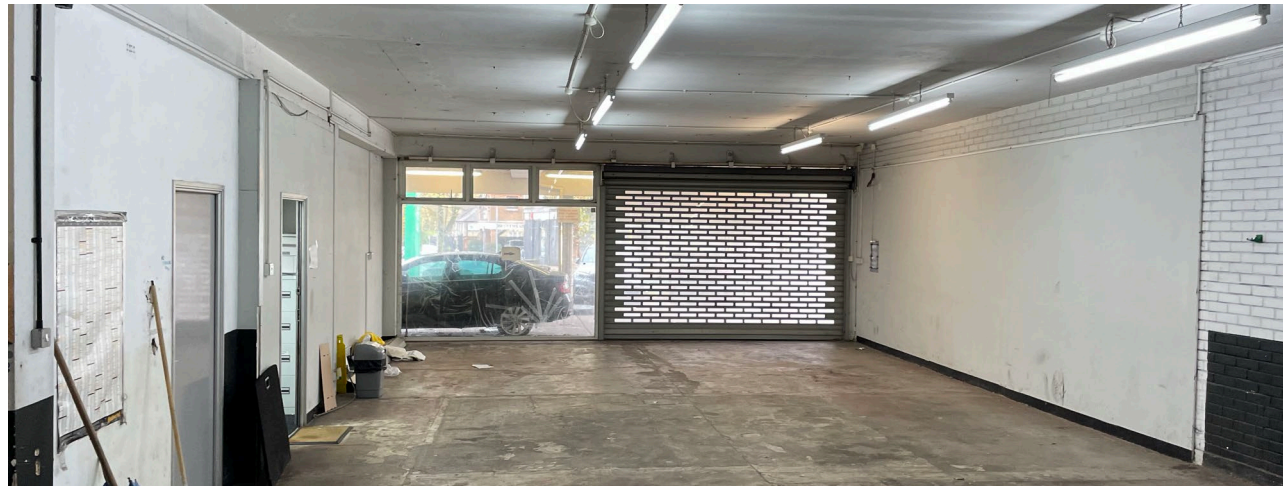
Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

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

Viewing

Strictly by appointment with the sole agent, Rapleys.

Interested parties will be required to satisfy themselves with regards to the lease prior to any viewing

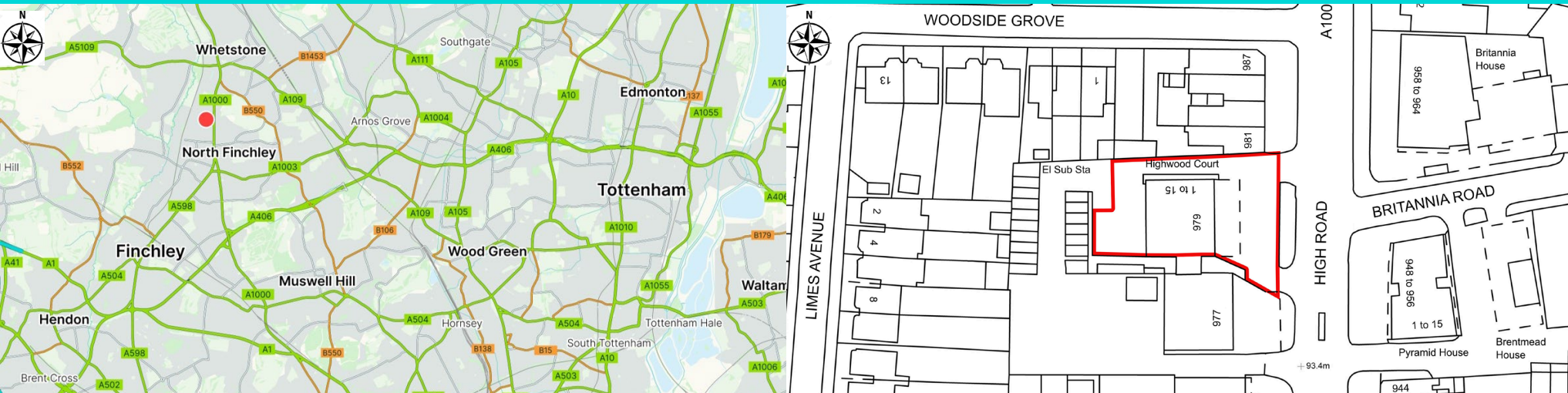


Accommodation

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.



About us

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- Birmingham
- Bristol
- Cambridge
- Edinburgh
- Huntingdon
- London
- Manchester



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