

# TO LET - SIZEABLE & PROMINENT PUB WITH CAR PARK

## Finchley



### 975 High Road, London N12 8QR

- Prominent position on High Road close to Woodside Park Underground Station
- External trade areas to front and rear, large car park to rear
- Site area extends to approximately 16,000 sq ft
- Arranged on ground floor with three-bedroom flat on first floor
- May suit alternative uses

**TO LET** – with vacant possession upon completion

**OFFERS INVITED** (VAT may be applicable)

**SUBJECT TO CONTRACT** sole letting agents

LONL385

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## Location

The property is located in North Finchley, on the High Road, approximately 7 miles north west of central London. The closest underground station is Woodside Park, approximately 0.7 miles to the south west (Northern line). There are numerous bus routes that run along the High Road

## Description

The property comprises part of the ground floor of an interlinked building dating to the 1960's with a first floor flat. There are front and rear external trade areas in addition to an enclosed yard and car park for approximately 20 cars.

**Ground** Gross internal area of a little in excess of 3,000 sq ft comprising two bar areas, kitchen, customer WC's and various storage areas.

**First** Residential accommodation comprising three bedrooms, lounge, kitchen and bathroom.

From ProMap measurements the building footprint extends to approximately 3,624 sq ft and the site area extends to approximately 16,200 sq ft.

## Services

We are advised that the property is connected to all mains services.

## Licensing

The property is licensed to sell alcohol between the hours of 11am-Midnight Monday to Wednesday, 11am-1am Thursday-Saturday and between Midday and Midnight on Sunday.

## Planning

It is understood that the building is not listed nor situated in a conservation area.

## Rating Assessment

The property is listed as "Public House & Premises (part)" with a rateable value of £12,750.

## Tenure

To let.

## Basis of Letting

Offers are invited on an unconditional basis (VAT is applicable in addition).

## Viewing

For further information and to arrange a viewing please contact David Gooderham or Katie Adkins on - Tel: 020 7836 7826 or Email: [david.gooderham@agg.uk.com](mailto:david.gooderham@agg.uk.com) / [katie.adkins@agg.uk.com](mailto:katie.adkins@agg.uk.com).

## EPC

An EPC report is available upon request.

## Location Plan

