



249 Oakleigh Road North, London 20 0TX



Location

Close to North London
Business Park



Tube

Totteridge and Whetstone



Rent

£35,000 pa

LOCATION

Serviced by a range of bus routes and is situated between two underground stations; Totteridge and Whetstone and Arnos Grove. Benefitting from ease of access to major road networks such as the A1000 and surrounding areas such as North Finchley, Arnos Grove and Southgate.

DESCRIPTION

An opportunity to acquire a small takeaway restaurant and upper parts with no premium. This is a secondary location with low footfall mainly catering to the local community. The shop benefits from 2 storage rooms, a kitchen and a WC. The property also benefits from a back yard, a large shed and 2 parking spaces at the rear. On the 1st floor there are 3 rooms and shower & WC room, but no kitchen. The first floor unit has a separate entrance from the front and can be converted to a 2 bed flat once a Kitchen is installed. Previously was trading as a Chinese takeaway restaurant

TERMS

Available by way of a new lease on terms to be agreed.

LEGAL COSTS

Each party to bear their own legal cost incurred in the transaction.

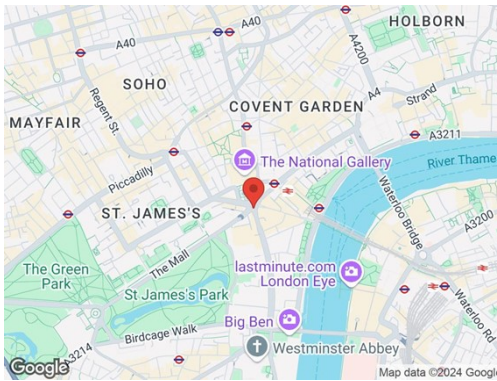
RATES

Interested parties are encouraged to make their own enquiries with the local authorities.

EPC

C 55

For further information please contact:
hello@obre.co.uk



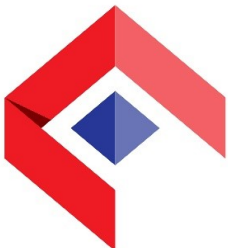
O'Brien Real Estate - Commercial Property Surveyors

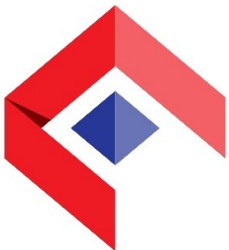
London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.





O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: York House, 18 York Road, SL6 1SF | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.