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 Jeremy  
Leaf & Co.



High Road, East Finchley, London, N2

£35,000 Per Annum

- New FRI Lease
- No premium
- Approx. 973 sq. ft
- Located on the busy East Finchley High Road

863 High Road, London, N12 8PT  
020 8446 4295

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# High Road, East Finchley, London, N2 9EB

A ground floor shop of approx. 973 sq. ft available for rent on a new FRI lease on the busy East Finchley High Road.

Prominently located just 0.2 miles from East Finchley Northern Line Underground station and there is a bus stop (route 263) located directly in front of the property. The North Circular Road is 0.8 miles away providing links to the M1 and M25.

Terms are as follows:

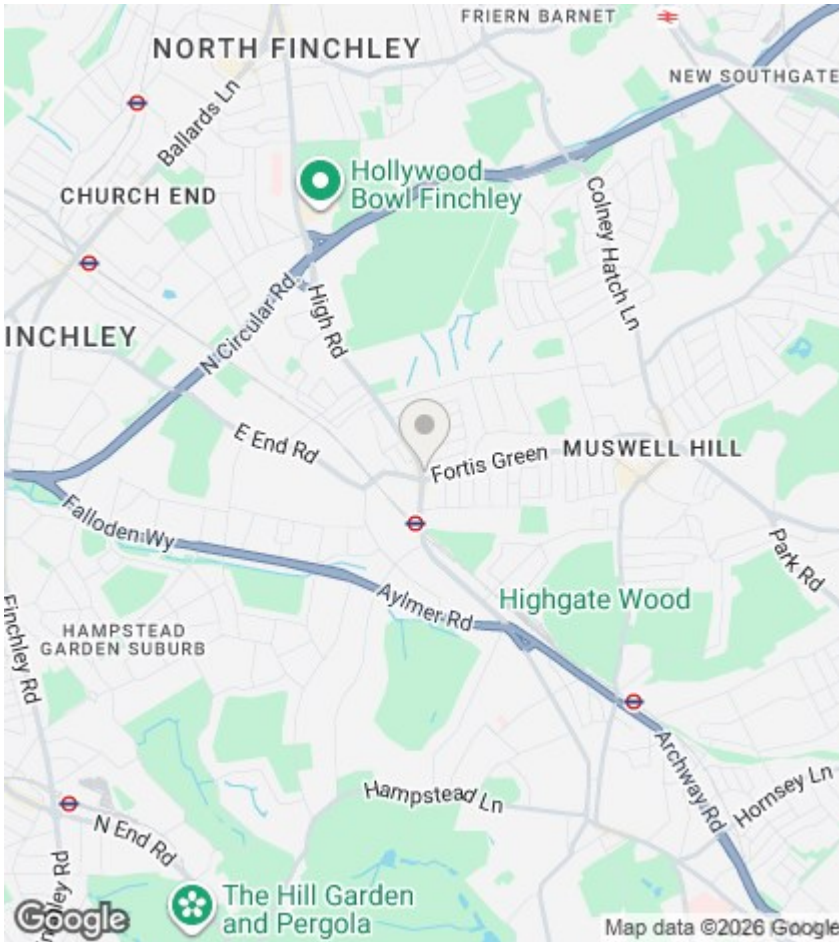
- Rent: £35,000 per annum
- Term: New FRI 10-year lease
- The lease will be inside the Landlord & Tenant Act
- No premium
- Rent reviews: Every 5 years
- 6 months deposit



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

