

TO LET

2 PRIME RETAIL UNITS

22+23 AYLME PARADE

AYLMER ROAD | EAST FINCHLEY | LONDON N2

Class E unit: Suit A1 Retail Café or similar

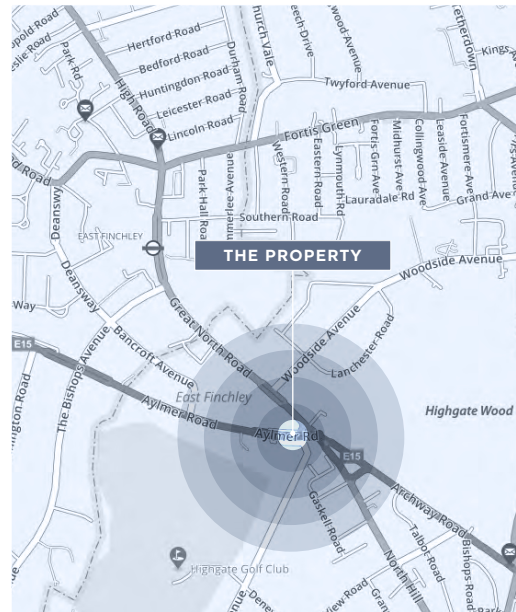
LOCATION

The properties are located on Aylmer Parade, a highly visible retail and residential parade on the A1, situated between East Finchley and Highgate in North London.

The nearest station is East Finchley underground (Northern Line) with a number of local buses on the Great North Road (A1000).

DESCRIPTION

Each property comprises a large open plan ground floor retail unit. At the rear of each there is a kitchenette, staff WC, further storage and small external yard with rear access. There is customer parking at the front of the Parade.



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A COMMUNITY WHERE HIGH-RISE BLOCKS
MEET LOCAL SHOPS



ACCOMMODATION

The properties have been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis (NIA) with the following approximate areas:

UNIT	USE	SQ M	SQ FT
No.22	Ground Floor Retail	37.16	400
No.23	Ground Floor Retail	34.93	376

There may be an opportunity to take both adjacent units as they have shared access at the rear (see site plan).

BUSINESS RATES

No.22	VOA listed Rateable Value: £7,600
No.23	VOA listed Rateable Value: £6,900

Business Rates relief is set to fall from 100% to 66% from 1st July 21, until March 22. Interested parties are advised to make their own enquiries with London Borough of Haringey on 020 8489 1700.

RENT

No.22	£15,950 per annum exclusive of VAT, service charge, business rates and all other outgoings.
No.23	£15,500 per annum exclusive of VAT, service charge, business rates and all other outgoings.

PLANNING

Both properties: Class E, (previously A1 use) suitable for retail, café or similar. No. 23 was previously a café, which has assumed consent.

Either property may be suitable for other uses, subject to obtaining the necessary planning consents.

LEASE

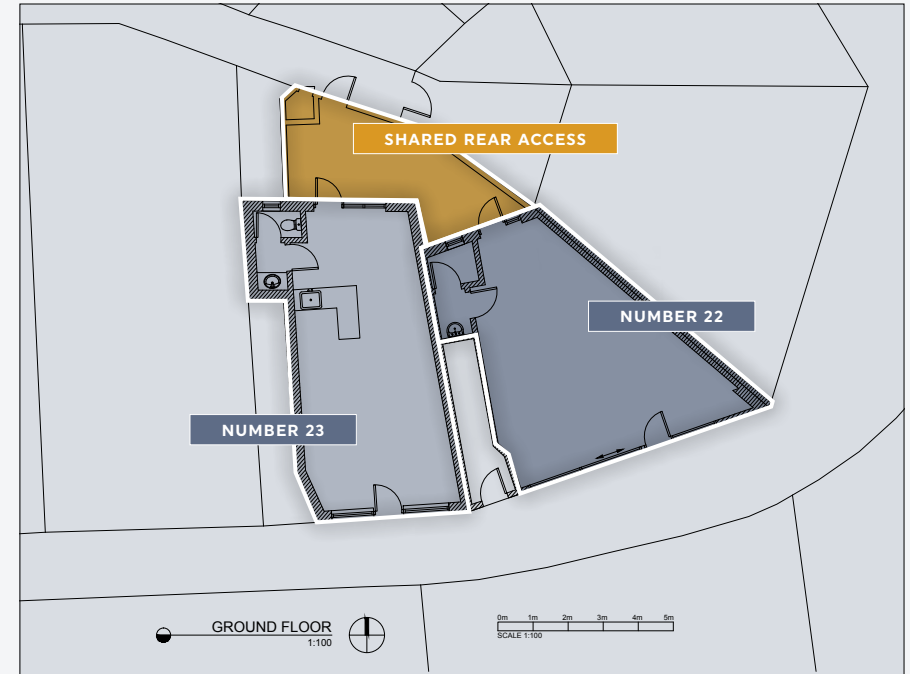
The property is available by way of a new effective FRI lease directly from the Landlords, on terms to be agreed between the parties.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

SERVICE CHARGE

There will be a service charge payable, to be confirmed.



VIEWINGS

All viewings are by prior appointment from the Landlord's sole agents, **May & Company**:

SAMUEL MAY

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MAY & COMPANY
RETAIL & LEISURE SPECIALISTS

**MISREPRESENTATIONS ACT 1967
& PROPERTY MISDESCRIPTIONS ACT 1991**

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.



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