WHITMAN & CO. COMMERCIAL

For Sale



56 & 58 Ballards Lane

Finchley, London, N3 2BU

Freehold retail investment

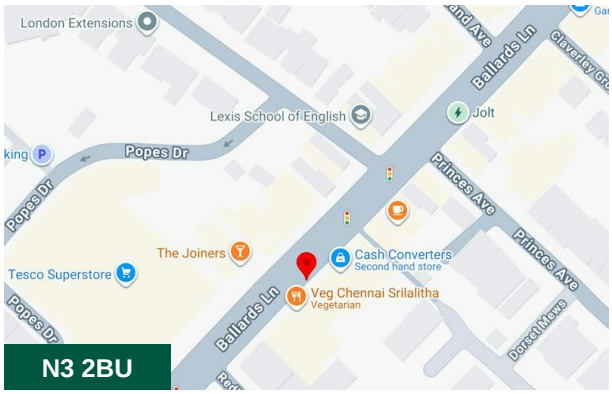
2 shops let on long leases on popular Ballards Lane

- Popular Ballards Lane location
- Shops each let to established convenience retailers on FRI terms
- Personal guarantees
- Long unexpired terms (8 years & 16 years respectively)
- Next reviews 2029
- Flats above sold off on long leases
- Offers over £630,000. Attractive 7.5% NIY

56 & 58 Ballards Lane, Finchley, London, N3 2BU

Summary

Price	Offers in excess of £630,000 May consider offers on individual lots
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The property comprises two adjoining but self-contained buildings of traditional construction, arranged over ground, first and second floors. Each provides good quality retail accommodation with internal width of 14 ft and almost 17 ft respectively, and extending to 40 ft in depth, and with almost 10 foot ceilings.

The four upper floor flats, which have been sold off, are accessed through a covered alleyway and a rear external cast iron staircase.

Location

The property is located in a good pitch on the south side of the popular Ballards Lane, opposite Tesco and next door to Cash Converters. The property is approximately 300m east of Finchley Central tube station.

Terms

56 Ballards Lane is occupied on an FR&I basis by ST, trading as East European Food, on a lease of 10 years from 25th December 2024, at a current passing rent of £25,000pa, subject to review on 24th February 2029.

58 Ballards Lane is occupied on an FR&I basis by AR, trading as Gisha Grocers & Off Licence, on a lease of 19 years from 31st July 2024, expiring 25th May 2043, at a current passing rent of £25,000pa, subject to review on 31st July 2029.

Offers are sought in excess of £630,000, providing a highly attractive net initial yield of 7.5%

Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

Viewings

Strictly by appointment with Whitman & Co Commercial

Viewing & Further Information



Jeremy Day FRICS
020 8747 8800 | 07966 810030
jd@whitmanandco.com

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GISHA
EAST EUROPEAN FOOD
GROCERIES · FRUIT & VEG


GISHA
OFF LICENCE
OFF LICENCE


GISHA
OFF LICENCE
OFF LICENCE
020 8371 0500
GROCERY
OFF LICENCE

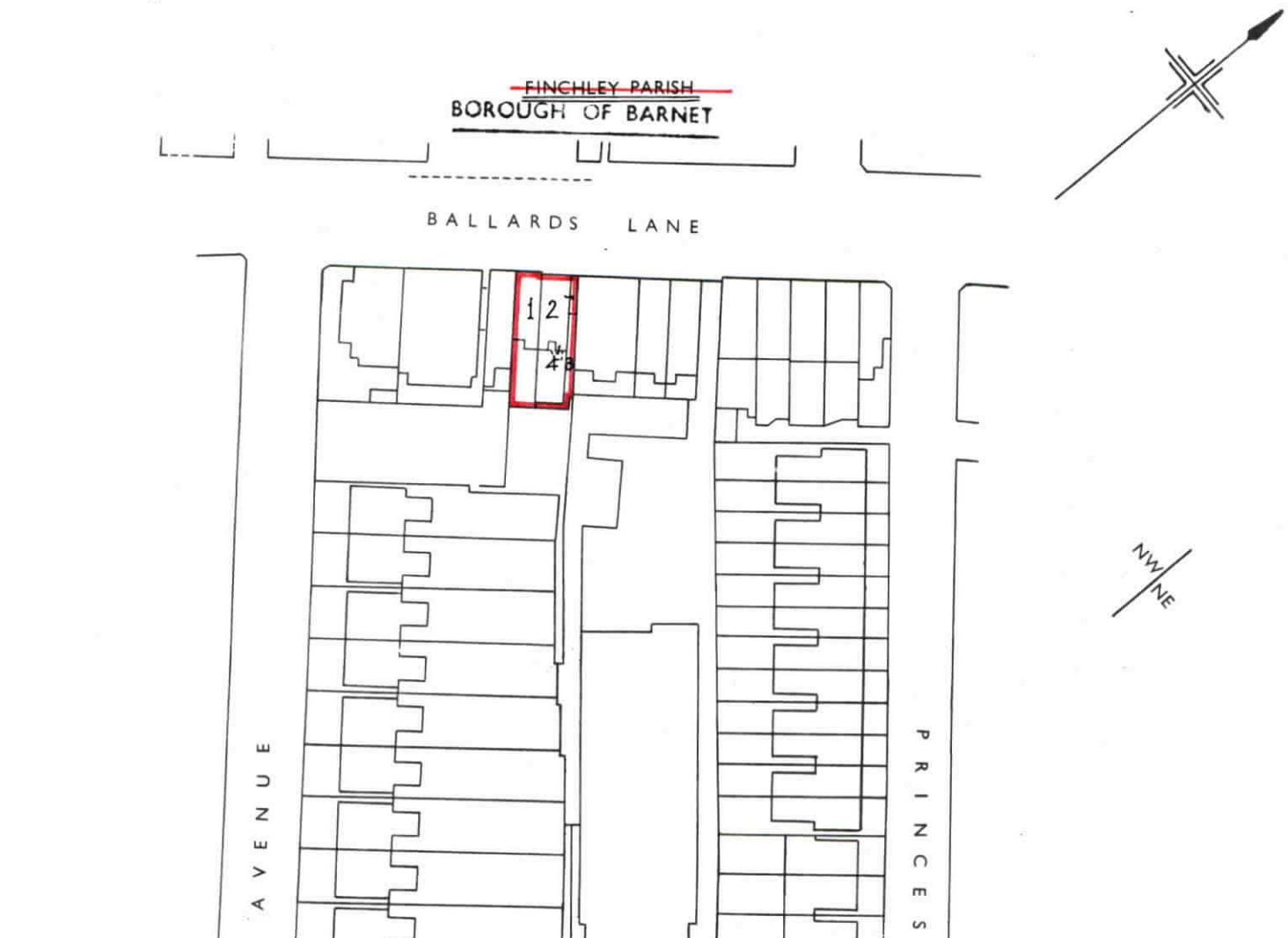

GISHA
EAST EUROPEAN FOOD
COCHIN
Indian Cuisine

H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX SHEET TQ 2590 SECTION H

GREATER LONDON (NATIONAL GRID)

Scale 1/1250



Old Reference MIDDLESEX XI 4 AR

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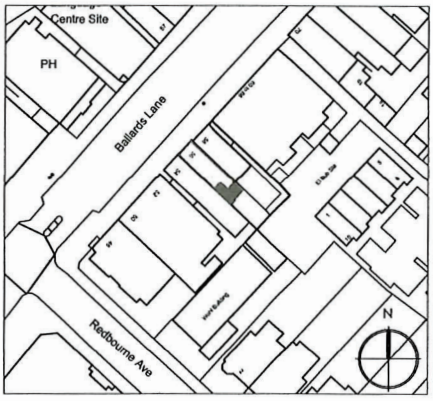
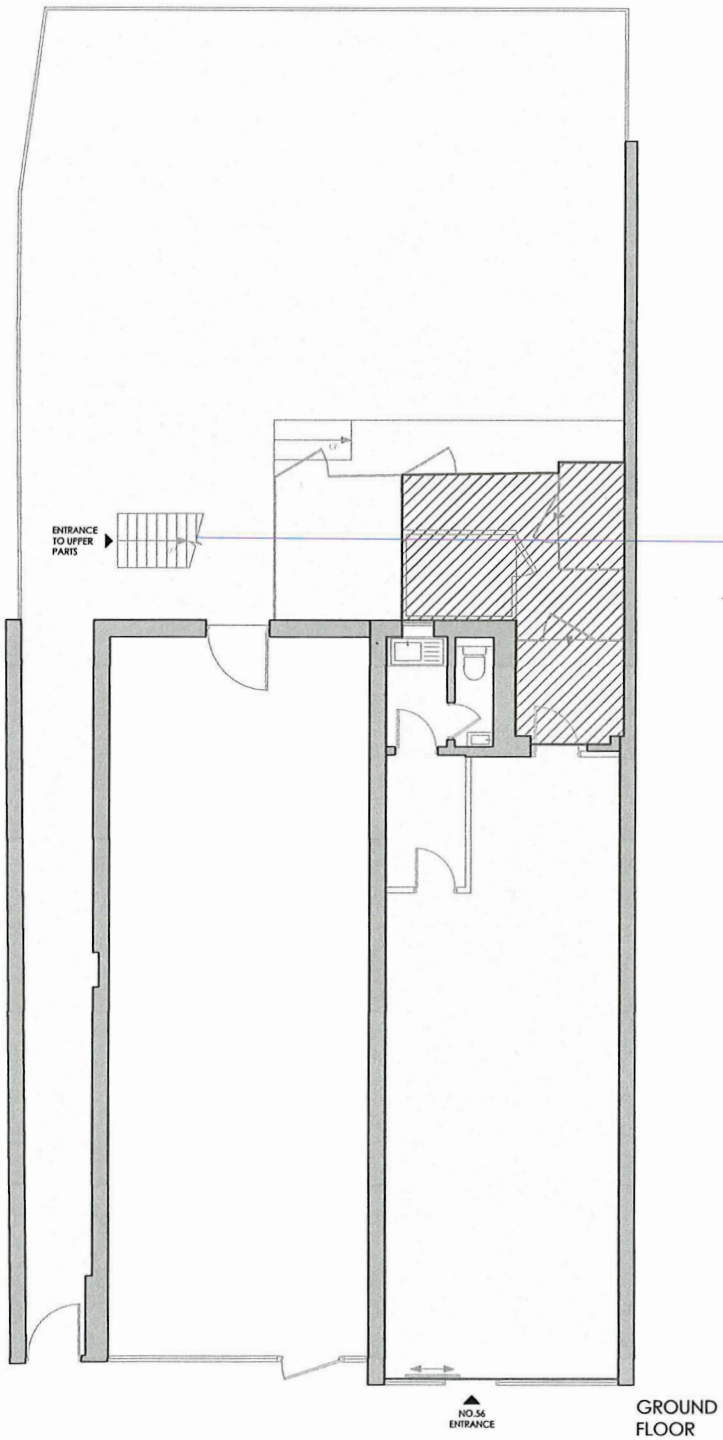


LOCATION PLAN SCALE 1:1250



GROUND FLOOR

BALLARDS LANE

PLEASE NOTE: THIS IS AN A3 PLAN. IT SHOULD NOT BE ENLARGED OR SHRUNK TO FIT. WHEN PRINTING SET THE SCALE TO 'NONE'

SCALE 1:100
0 1 2 3 4 5

drawing address	location/details	date	scale
56 BALLARDS LANE LONDON N3 2BU	GROUND FLOOR LEASE PLAN	24/02/2026	1/100
		dwg. no. PP10115-01b	sheet A3

PRINCIPAL PLANS

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