

lot 11

## 202-208 Regents Park Road Finchley N3 3HP

Rent  
£115,250  
per annum  
exclusive

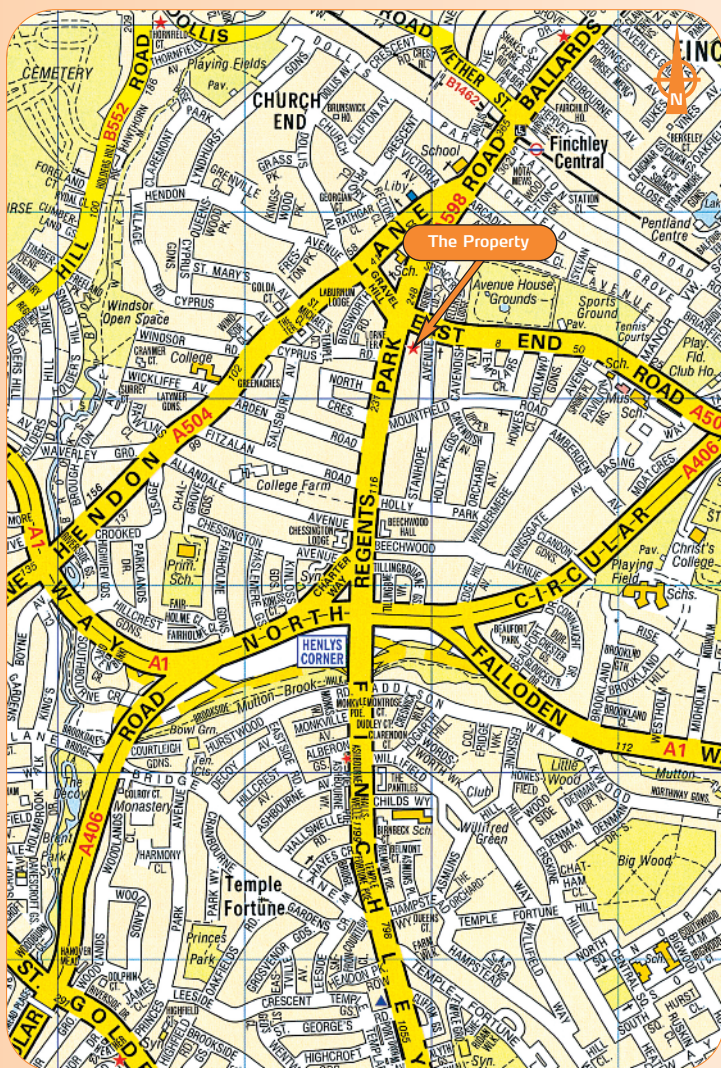
### Freehold Restaurant Investment

- Let to Ask Restaurants Ltd (guaranteed by Ask Central Limited) on a 25 year lease until June 2029
- Located on the A598 within the established North London suburb
- Future development potential on upper floors (subject to consent)
- Within close proximity of Finchley Central Underground Station (Northern Line)



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**Location**

Miles: 6 miles north of the West End  
7 miles north-west of The City of London  
Roads: A406, A598, M25, M1  
Rail: Finchley Central Underground (Northern Line)  
Air: Heathrow International Airport

**Situation**

Finchley is an affluent North London suburb some 6 miles north of central London providing easy links to the M1 and M25. The property is situated in a parade of shops on the eastern side of the busy Regent's Park Road (A598) close to Finchley Central Station.

**Description**

The property comprises a restaurant with kitchen/office accommodation on the ground floor and further self-contained office accommodation on the first floor accessed from Regent's Park Road. The property benefits from rear access via a service road which also gives access to the rear parking and loading areas of the other occupiers along the parade.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	199.15 sq m (2,144 sq ft)	<b>ASK RESTAURANTS LTD (1) guaranteed by Ask Central Ltd (2) (3)</b>	25 years from 24/06/2004 until 23/06/2029 on a full repairing and insuring lease	£115,250	24/06/2019 and 5 yearly thereafter
First	Offices	183.95 sq m (1,980 sq ft)				
<b>Totals</b>		<b>383.10 sq m (4,124 sq ft)</b>			<b>£115,250</b>	

- (1) For the year ending 30/06/2013, Ask Restaurants Limited reported a turnover of £193,000,000, pre-tax profits of £3,890,000 and a total net worth of £141,000,000. (Source: www.riskdisk.com 12/06/2014)
- (2) The lease is subject to a guarantor that is Ask Central Limited. For the year ending 30/06/2013, the company reported a pre-tax profit of £20,570,000 and a net worth of £560,270,000.
- (3) The first floor office accommodation has been sublet.

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