

HEADS OF TERMS & DETAILS OF TRANSACTION

Address of Premises:	70 Chase Side London N14 5PH
Comprising:	Commercial Ground floor
Local Authority:	Enfield
Business Rates, per annum confirmed by the Landlord	£25,500
Landlord	Connaught Enterprises Ltd Registered address : 56a Haverstock Hill, London, NW3 2BH Correspondence address : First floor offices, 72 Chase Side, London, N14 5PH
Landlord's Agents	Martyn Gerrard Commercial Department 344 Regents Park Road Finchley London N3 2LJ Tel: 020 8444 3445 Email mamunm@martyngerrard.co.uk
Landlord's Solicitor	YVA Solicitors LLP YVA House, 811 High Road, North Finchley, N12 8JT Mr. Nick Kapalas 02084459898 nk@yvasolicitors.com



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Tenant	Nue Millet Ltd
Tenant's Solicitors	Augustine Otor-Osagie Dominion Solicitors LLP Bank House 6 Hockley Hill Birmingham Tel.:01215549702 Email: info@dominionsolicitorsllp.com

Use	E Class – Organic Food store
Rent agreed	£42,000 per annum
Rent Free	1 month

Lease	15 years FRI lease inside the landlords and Tenants act 1954
Break Clause	TBC
Rent Review	End of every 5 years (upwards only)
Rent Deposit	6 months
Completion	On or before 30/04/2024 – 1 month rent free period will commence from this date
Legal Costs	Each party to cover their own legal costs
Conditions of Transaction;	1. Subject to Contract



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