

**A LARGE GROUND FLOOR AND BASEMENT CLASS E UNIT
SUITABLE FOR A VARIETY OF USES**

MAY SPLIT - 90 M² TO 240 M²

2 PARSON STREET & 1-3 FINCHLEY LANE NW4 1BN



NEW LEASE/LEASES BY ARRANGEMENT

LOCATION

In a highly prominent corner location at the junction of Parson Street with Finchley Lane and Brent Street.

ACCOMMODATION

The accommodation can provide either 1 or 2 ground floor units with shop frontage, together with some basement and mezzanine space.

Approximate areas are as follows:

2 Parson Street	Ground floor	757 sq ft (71m ²)
	Lower ground	200 sq ft (19m ²)

1&3 Finchley Lane	Ground Floor	1410 sq ft (131m ²)
	Lower Floor	196 sq ft (19m ²)

Total Area **2583 sq ft (240m²)**

N.B. Interested parties should not rely on the above areas being precise and should take their own measurements if required.

AMENITIES

- **Prominent Corner Location**
- **Suitable for a variety of uses**
- **Air Conditioning**
- **Suspended Ceilings With Inset Lighting**

TERMS

A new lease/leases will be granted on full repairing and insuring terms incorporating periodic rent review pattern.

RENT

2 Parson Street **£ 17,950.00 p.a.x.**

1&3 Finchley Lane **£ 32,250.00 p.a.x.**

USER

The accommodation was last occupied by a bank but may be suitable other occupants such as retail, health, fitness, beauty and medical practitioners, subject to planning consultation.

S.D.L.T

Stamp Duty Land Tax applies to commercial lettings where the premium and/or aggregated rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.

RATES

Rateable Value for the entire premises is **£36,750.00**. This is *not* what you pay. Please contact Barnet Council Business Rates Dept, for further information.

VIEWING

Only by appointment through 3H on 0207 286 8363