

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

**MAY SPLIT - 90 M<sup>2</sup> TO 240 M<sup>2</sup>**

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



**NEW LEASE/LEASES BY ARRANGEMENT**

**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

**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<sup>2</sup>)

Lower ground 200 sq ft (19m<sup>2</sup>)

**1&3 Finchley Lane**

Ground Floor 1410 sq ft (131m<sup>2</sup>)

Lower Floor 196 sq ft (19m<sup>2</sup>) Total Area 2583 sq ft (240m<sup>2</sup>)

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

**AMENITIES**

Refurbished

Gas Heating

Prominent Corner Location

Suitable for a variety of uses

Rear Access

Suspended Ceilings With Inset Lighting

**TERMS**

A new lease/leases will be granted on full repairing and insuring terms incorporating periodic rent review pattern. The lease will be outside the security of tenure provisions of the Landlord & Tenant Act 1954

**RENT**

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

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

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### **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 £40,750.00. The RV will be reassessed following division of the premises Please contact Barnet Council Business Rates Dept, for further information.**

### **REFERENCES**

**A fee of £250.00 plus vat is charged to prospective tenants for taking up references for submission to the Landlord. This fee is non - returnable even if the references are not acceptable to the Landlord.**

**VIEWING Only by appointment through 3H on 0207 286 8363**

### **N.B.**

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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