



## Class E Unit With Large Basement

1456 sq ft (135 M<sup>2</sup>)

**New Lease By Arrangement**

### 47 Fairfax Road, South Hampstead, NW6 4EE

**Location:** Fairfax Road is an upmarket shopping parade off Finchley Road, serving an affluent residential area. Finchley Road and Swiss Cottage Underground Stations are within a short walking distance. The premises are located where other traders include a hair salon, pizzeria, Singapore Garden Restaurant and bathroom, kitchen and furniture showrooms.

**Accommodation:**

Internal Width: 5.3M  
Retail Depth: 7.9M  
Retail Area 40.1M<sup>2</sup>  
Rear Office 26.2M<sup>2</sup>  
Net Ground Floor Area: 66.2M<sup>2</sup> Plus lobby & 2 x WC's

Useable Basement: 69.1M<sup>2</sup>

**Total: 135 M<sup>2</sup> 1456 sq ft**

**Amenities:**

Excellent Decorative Order	Part Air Conditioning
Two WC's & Kitchenette	Pay & Display Parking Immediately Outside
Rear Access to Basement	Marble Tiled Flooring to Retail Area
LED Lighting	Roller Shutter
3.5m Ceiling Height (G.Flr)	

**Leasehold:** A new lease will be granted by arrangement, on full repairing and insuring terms with periodic rent review pattern.

**Rent:** £34,000 p.a.x. **Vat is not applicable.**

**Business Rates:** Rateable Value £ 28,250. Payable figure for 2022-2023 with Relief Scheme discount £7048.37.

**Rent Deposit:** The Landlord will require a security deposit of between 3-6 month's rent dependent upon covenant strength.

**B'ding Insurance:** Approx. £1500.00 payable for current year

**Service Charge:** £720 p.a. approx.

**References:** A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been applied for, whether or not they are accepted by the Landlord.

**Legal Costs:** Each party is to pay their own legal costs.