

TO207 286 8363 Esales@threeh.co.uk www.threeh.co.uk



# **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.



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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#### Accommodation:

Internal Width: Retail Depth: Retail Area Rear Office Net Ground Floor A		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 Two WC's & Kitchenette Rear Access to Basement LED Lighting 3.5m Ceiling Height (G.Flr)		Part Air Conditioning Pay & Display Parking Immediately Outside Marble Tiled Flooring to Retail Area Roller Shutter
Leasehold:		will be granted by arrangement, on full repairing terms with periodic rent review pattern.
Rent:	£34,000 p.a.	x. Vat is not applicable.
Business Rates:	Rateable Value <b>£ 28,250.</b> Payable figure for 2022-2023 with Relief Scheme discount £7048.37.	
Rent Deposit:	Relief Schen	
·	Relief Schen The Landlord month's rent	ne discount £7048.37. d will require a security deposit of between 3-6
·	Relief Schen The Landlord month's rent Approx. £15	ne discount £7048.37. d will require a security deposit of between 3-6 dependent upon covenant strength. 500.00 payable for current year
B'ding Insurance:	Relief Schen The Landlord month's rent Approx. £15 £720 p.a. ap A charge of s on behalf of the reference	ne discount £7048.37. d will require a security deposit of between 3-6 dependent upon covenant strength. 500.00 payable for current year



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