



**WELL APPOINTED E CLASS UNIT
ON FINCHLEY ROAD
GROUND FLOOR AND BASEMENT
1515 SQ FT 140M²**

NEW LEASE BY ARRANGEMENT

511 FINCHLEY ROAD, HAMPSTEAD, NW3, 7BB

Location: The shop is situated in a prominent location on Finchley Road at its junction with Lyncroft Gardens. The shop benefits from a huge volume of passing vehicular traffic. Nearby traders include Basilico Pizzeria, a Beauty Salon, a Dry Cleaning outlet and a Convenience Store.

Accommodation: Comprises a refurbished shop and basement premises. Approximate overall dimensions are as follows:

Ground floor depth	11.48 m
Internal Width:	5.10 m
Ground Floor area	58.50 m ²
Basement:	83.00 m ² (overall)

Total: 141 M² 1517 sq ft

Amenities:

Suspended Ceiling with storage over	LED lighting
Modern Shopfront with Roller Shutter	Fitted Kitchen
Mechanical Ventilation	Quality Flooring
Modern Tiled WC	CCTV

Rent: £23,000 p.a.x Vat is not applicable

Lease: New lease on full repairing and insuring basis for a term by arrangement with 4 yearly rent review pattern.

- Rates:** Rateable Value £18,750. This *not* what you pay. Please contact Camden Council for the amount you would pay. (There is currently a 50% rates reduction for retail, leisure and hospitality occupiers).
- Legal Costs:** Each party is to pay their own legal costs.
- SDLT:** Stamp Duty Land Tax applies to commercial lettings where the premium and/or aggregate rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.
- References:** A charge of £200.00 + VAT is payable by applicants for taking up references for submission to the Landlord. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.
- Buildings Insurance:** Approximately £2000.00 per annum payable
- Viewing:** Strictly by appointment