



Class E Unit With Basement

1105 sq ft (102 M²)

New Lease By Arrangement

63 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 below Denham Court where traders include a hair salon, pizzeria, Singapore Garden Restaurant and bathroom, kitchen and furniture showrooms.

Accommodation:

Gross Frontage: 5.4M
Internal Width: 5.1M
Built Depth: 12.8M
Net Floor Area: 57.1M²
Useable Basement: 45.5M²

Total: 102M² 1105 sq ft

Amenities:

Excellent Decorative Order	Part Air Conditioning
Two WC's & Kitchenette	Pay & Display Parking Immediately Outside
Rear Access to Basement	Tiled Flooring to Retail Area
LED Lighting	Roller Shutter

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 **£ 18,750**. Please contact Camden Council for confirmation of the payable figure.

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

B'ding Insurance: £1385.24 payable for current year

Service Charge: £155.00 per quarter

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.

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