



## E Class Unit/s In Temple Fortune NW11

**TO LET**  
**54m<sup>2</sup> – 121m<sup>2</sup>**

**810-812 Finchley Road London NW11 6XL**

### **Location:**

Within a Grade 2 listed building on the Finchley Road in Temple Fortune, opposite Boots & WH Smith, and within 100 yards of M&S Foodstore.

### **Accommodation:**

Comprises part of an attractive listed period building in a sought-after location. The property is formed of 2 adjoining shop units which are available either together or separately. The accommodation is all at ground floor level.

<b>Dimensions:</b>	<b>810 Finchley Road</b>	<b>812 Finchley Road</b>	
Internal Width	4.25m	4.30m	
Retail Depth	8.60m	8.74m	
Rear Office/Store & WC	23.90m <sup>2</sup>	26.40m <sup>2</sup>	
<b>Total Area</b>	<b>55.00m<sup>2</sup></b>	<b>67.00m<sup>2</sup></b>	<b>122M<sup>2</sup></b>

**Amenities:** Attractive Listed Parade  
Air Conditioning  
Rear Access  
Excellent Window Frontage

**Rent:** 810 Finchley Road £26,000 p.a.x.  
812 Finchley Road £27,000 p.a.x.

**Business Rates:** R.V. £44,250 for the two units together, from 01/04/2023, payable at the rate of 49.9p in the £

**Lease:** New lease/s for a term by arrangement on full repairing and insuring terms via a service charge arrangement with periodic rent review pattern. The lease will be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

**Rent Deposit:** The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.

**Service Charge:** The tenant will be liable to contribute towards any external repairs to common parts of the building.

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

**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.

**Viewing:** Strictly by prior appointment through Sole Agents:

**3H Property Consultants Ltd**  
**0207 286 8363**  
[gh@threeh.co.uk](mailto:gh@threeh.co.uk)