

T0207 286 8363 E:sales@threeh.co.uk



E Class Unit/s In Temple Fortune NW11

TO LET 54m² – 121m²

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.



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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Dimensions:	810 Finchlev Road	812 Finchley Road
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Internal Width 4.25m 4.30m
Retail Depth 8.60m 8.74m
Rear Office/Store & WC 23.90m² 26.40m²

Total Area 55.00m² 67.00m² 122M²

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:

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