

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

NEW LEASE IN HAMPSTEAD GARDEN SUBURB



7, The Market Place, Falloden Way, London, NW11 6LB

Location

Situated on the very busy A1 thoroughfare, between Golders Green and Highgate, serving an affluent local residential area. Nearby traders include a convenience store, a kitchen showroom, beauty salon and bakery.

Accommodation

Comprises a lock – up shop in a prominent position

Internal width	7.45 m	
Retail Depth	6.74 m	
Rear Storage	94.0 m ²	
Total Floor Area	59.00	635 sq ft Approx.
N.B. The unit has an external rear store	and garage	space is available to rent



These particulars are believed to be connect, 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 warnanty in relation to the property.





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Specification

- Modern Lighting
- Rear Storage Unit
- Good Frontage
- Rear Access
- Air Con Unit
- Security Shutter

Rent £29,950 per annum exclusive of rates

<u>Terms</u> A new lease for a term by arrangement with 5 yearly rent reviews outside the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on full repairing and insuring terms.

- <u>Rates</u> Rateable Value £15,500. This is *not* what you pay. Please enquire to Barnet Council for rates payable figure.
- <u>Use</u> E Class but no hot food use requiring extraction.
- <u>Deposit</u> The Freeholders will require a security deposit of between 3 and 9 month's rent as security, dependent upon covenant.
- <u>References</u> 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 Tel: 0207 286 8363



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