

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 m²

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

Specification

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

Rent £29,950 per annum exclusive of rates

Terms 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.

Rates Rateable Value £15,500. This is *not* what you pay. Please enquire to Barnet Council for rates payable figure.

Use E Class but no hot food use requiring extraction.

Deposit The Freeholders will require a security deposit of between 3 and 9 month's rent as security, dependent upon covenant.

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 **Tel: 0207 286 8363**