

High Street Retail Unit to Let



1,965 sq ft (183 sqm)

879-891 Finchley Road,
Golders Green, NW11 8RR



James Clark / 07947 449372

Location

The property is situated in a prominent trading location, near the corner of Golders Green Road.

Golders Green train station is located 100 yards north of the subject property and has direct services to Central London via the Northern Line in under 20 minutes.

Description (approx. Net Internal Areas)

Open-plan ground-floor retail unit. The rear part of the ground floor is currently used as a storage and office area. There is also a rear external yard at the back of the property.

Floor Areas

Ground Floor: 1,275 sq ft (186.4 sq m)

Rear Store: 450 sq ft (3.2 sq m)

External Storage

Building 240 sq ft (22.3 sq m)

Total: 1,965 sq ft / ITZA: 1,068 sq ft

Net Frontage: 37 ft (11.3 m)

Depth: 53 ft (16.2 m)

Permitted Use - Class E

Amenities

- Proximity to Golders Green Station
- Open plan retail space
- Rear Yard and Storage

Terms

The unit is available on a new effective full repairing and insuring lease on terms to be agreed.

Rent: Upon Application

The rent is exclusive of business rates, service charge, and insurance.

VAT

The property is not elected to VAT

Business Rates

- Rateable Value: £60,000
- Rates Payable: £29,940

Subject to verification

EPC

To be confirmed



Viewings and further information



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