

**SPACIOUS OFFICE/ RETAIL UNIT IN PRIME LOCATION
EXCELLENT WINDOW FRONTAGES**

GROUND FLOOR 75 M²



788-790, FINCHLEY ROAD, TEMPLE FORTUNE, LONDON NW11 7TJ

LOCATION

Prominently located on the Finchley Road on the eastern side, at the junction with Hampstead Way. The unit is in a Listed Parade close to Waitrose, Marks & Spencer and Boots.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

ACCOMMODATION

Comprises a good size ground floor office/retail unit, previously occupied by a firm of accountants.

Ground Floor 75 m² 785 sq ft Approx

Basement

WC's and small store.

AMENITIES

Prominent Location

Colonnade Frontage

Within the Heart of Temple Fortune

Double Window Frontage With Return

High Ceiling

TERMS

A new lease will be granted on full repairing and insuring terms incorporating periodic rent review pattern, outside the security of tenure provisions of the Landlord & Tenant Act 1954 as amended

RENT

£39,000 p.a.x.

RATES

R.V. £34,000 approx. (Estimated as revaluation required). Please contact Barnet Council for the rates payable figure.

COSTS

Each party to pay their own legal costs.

REFERENCES

A charge of £300.00 + 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.

N.B.

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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