

RETAIL UNIT- TO LET

LONDON - 55 GOLDERS GREEN, NW11 8EL

**Mason
Partners**



Location

Golders Green, situated in the London Borough of Barnet in North West London, is a vibrant area known for its diverse range of international cafes and restaurants. It is set within an affluent community, attracting both locals and visitors. Golders Green station on the Northern Line is about half a mile from the property, with numerous bus routes serving the area. The North Circular (A406) is less than 2 miles away, offering convenient access to the national motorway network.

Accommodation

The property in question is centrally located on Golders Green Road, positioned next to Paddy Power and Hausman & Holmes Estate Agents. Nearby well-known businesses include Holland & Barrett, Sainsbury's, and Specsavers, contributing to the area's bustling commercial activity.

The property comprises the following floor approximate area:

Ground Floor NIA: 1,114 sq. ft. (103 Sq.m)

Ground Floor Sales: 915 sq. ft.

Tenure

The premises is available by way of assignment of a lease expiring on 24th March 2028, inside the Act. Alternatively, a surrender and new lease could be entered in to. Incentives may vary based on covenant strength.

Rent

£32,250 pa

Rating Assessment

Rateable Value - £34,000

Interested parties must verify these figures with the Local Rating Authority.

Viewing

Mike Smith 07774 211 225 mikesmith@masonpartners.com
Toby Mason 07920 032 675 tobymason@masonpartners.com

Planning

It is understood that the premises has a Class E planning consent.

Interested parties are advised to make their own enquiries to Barnet Borough Council on Tel: 020 8359 2000.

EPC

Energy Performance Asset Rating: E

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

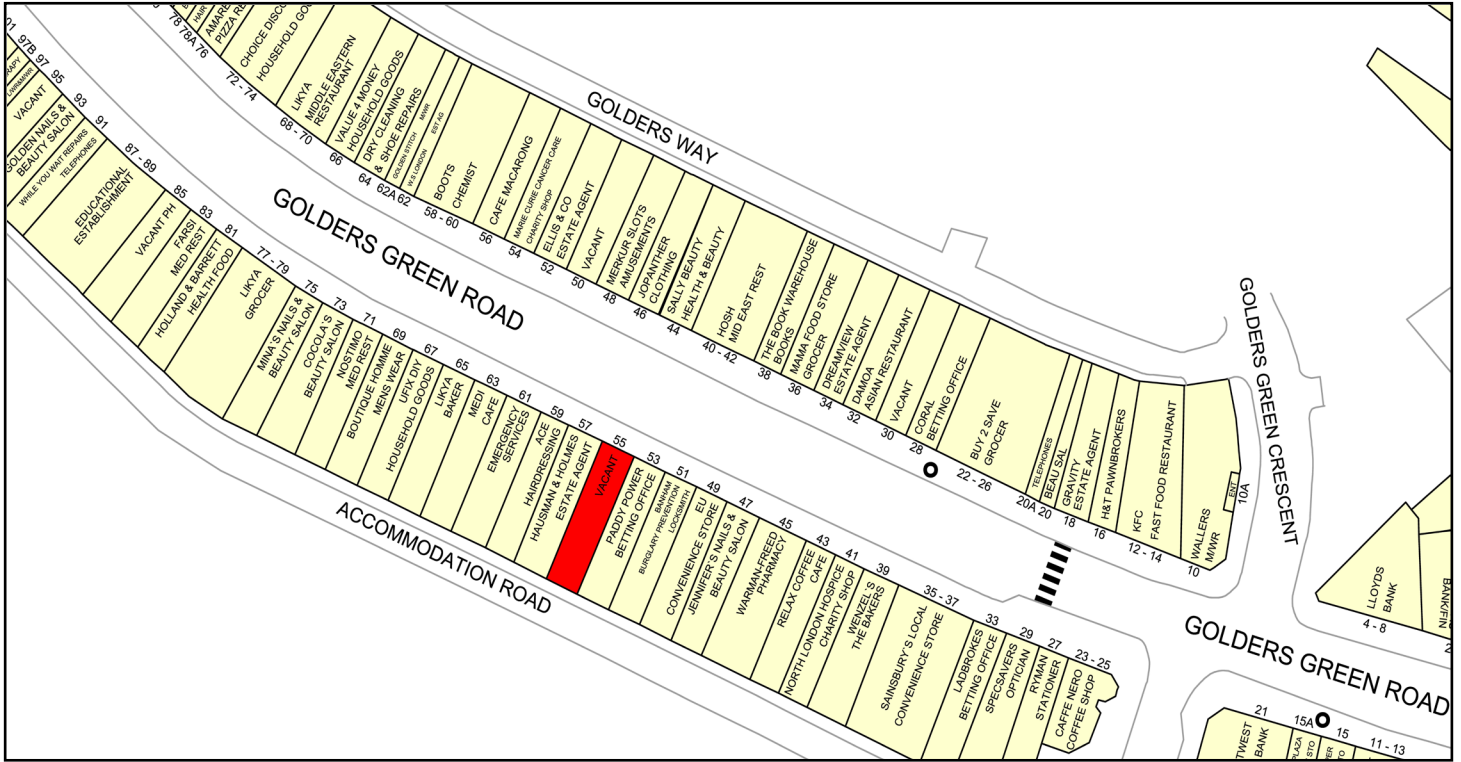
0207 495 1971

masonpartners.com

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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