

Small E Class Unit In Hampstead Garden Suburb

VERY LOW OUTGOINGS



TEMPORARY PHOTOGRAPH PENDING UPDATE

1, The Market Place, Falloden Way,
Hampstead Garden Suburb, London, NW11 6LB

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

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

3H Property Consultants Ltd trading as 3H Property Consultants

Location

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

Accommodation

Comprises a half-shop with mezzanine, in a prominent position

Ground Floor Area	32 m ²	
Mezzanine Area	12 m ²	
Total Floor Area	44.m²	473 sq ft Approx.

Specification

- Front Seating Area with Rear Kitchen Section
- LED Lighting
- Tiled Flooring
- Rear Access
- Mezzanine Floor & Rear Storage Area
- Air Conditioning Unit

Rent **£9,950** per annum exclusive of rates. Vat not applicable.

Terms New lease on full repairing and insuring basis for a term by arrangement outside the security of tenure provisions of the Landlord & Tenant Act 1954

Rates Rateable Value £9000 from 1/04/2026. This is not what you pay. Tenants entitled to small business relief may pay zero rates. Please enquire to Barnet Council.

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.

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