

**A LARGE GROUND FLOOR AND BASEMENT CLASS E UNIT
SUITABLE FOR A VARIETY OF USES**

1-3 FINCHLEY LANE, HENDON, NW4 1BN



NEW LEASE BY ARRANGEMENT- 1606 Ft² 150 m²)

LOCATION In a highly prominent corner location at the junction of Parson Street with Finchley Lane and Brent Street.

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 The accommodation provides a brick built double fronted unit with basement and mezzanine space. Previously part of Lloyds Bank, but recently refurbished.

Ground Floor 1410 sq ft (131 m²)
Lower Floor 196 sq ft (19 m²)
Total Area 1606 sq ft (150 m²)

N.B. Interested parties should not rely on the above areas being precise and should take their own measurements if required.

AMENITIES

Refurbished
Gas Heating
Prominent Corner Location
Suitable for a variety of uses
Rear Access
Suspended Ceilings With Inset LED Lighting

TERMS

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

RENT £32,250.00 p.a.x.

USER The accommodation was last occupied by a bank but may be suitable other occupants such as retail, health, fitness, beauty and medical practitioners, subject to planning consultation.

S.D.L.T Stamp Duty Land Tax applies to commercial lettings where the premium and/or aggregated rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.

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RATES

The RV will be reassessed following recent division of the premises Please contact Barnet Council Business Rates Dept, for further information.

REFERENCES

A fee of £300 inclusive of VAT is charged to prospective tenants for taking up references for submission to the Landlord. This fee is non - returnable even if the references are not acceptable to the Landlord.

VIEWING Only by appointment through 3H on 0207 286 8363

EPC Last rated as part of Lloyds Bank at level E.

DEPOSIT The Landlords will require a security deposit of between 3 and 6 months' rent dependent upon covenant strength.

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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