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750 Finchley Road, London NW11 7TH

Ground Floor Takeaway In A Prime Retail Parade

Key Points

- Established Retail Parade
- Ground Floor Retail or Takeaway Premises
- Fully Refurbished Premises
- Rear Loading Access
- Busy Location & Good Footfall
- Excellent Transport Links

Location

Located in a high street position within a mixed retail and residential parade in Temple Fortune, lying between Hampstead Garden Suburb and Golders Green. The location benefits from excellent transport links with numerous bus lines passing the premises as well as being a short walk from Golders Green Underground & Bus Station (Northern Line). The property is located in an affluent residential district with many offices spread over the area. Nearby retailers include Barclays Bank, Mercedes Benz, Waitrose & M&S Food.

Sat Nav: NW11 7TH

Description

The premises have been fully refurbished and benefit from a Ground floor retail or takeaway sales area. There is a kitchenette & WC at the rear. The front forecourt can be closed in as well as rear access and storage. The property benefits from electric shutters.

Sizes

External Frontage:	17 ft	(5.24 m)
Shop Depth:	37 ft	(11.40 m)
Internal Width:	15 ft	(4.55m)
Sales Area:	558 sq. ft	(51.87 sq. m)
Kitchen & Ancillary	28 sq. ft	(2.55 sq. m)
Storage	22 sq. ft	(2.05 sq. m)
Forecourt	124 sq. ft	(11.56 sq. m)
Total area:	705 sq. ft	(65.48 sq. m)

Terms

The property is available by way of a new lease for a term to be agreed.

Rent

£28,000 per annum. This building is currently not elected to VAT.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Rates

Rateable Value has been calculated at £20,250 from April 2023. Interested parties are advised to confirm the rating liability with Barnet Council.

EPC

This premises has a current EPC rating of D (89). [Click here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

Viewing

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