

London NW11 - 54 Market Place NW11 6JP
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



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Retail Shop to Rent



Property Features:

- Comprises ground floor retail premises
- Benefits from basement and rear access
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available from 1st August 2024 on a new lease
- Situated on the south side of Falloden Way/A1 which leads to the M1 motorway, providing great amount of traffic and easy access to the north and to the M25 motorway. Occupiers nearby include Co-Op Food, Pharmacy, Bakery, Gym and more.

Property Description:

Comprises ground floor retail shop t/a office, providing the following accommodation and dimensions:

Ground Floor: 50 sq m (538 sq ft)

Open plan office, kitchen, storage, wc

Basement: Storage



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £615.38 per week (PCM: £2,666.66)

Deposit: £8,000 (3 Months)

Rateable Value:

Rateable Value - £15,250 p.a.

Rates Payable - £7,800 p.a.

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



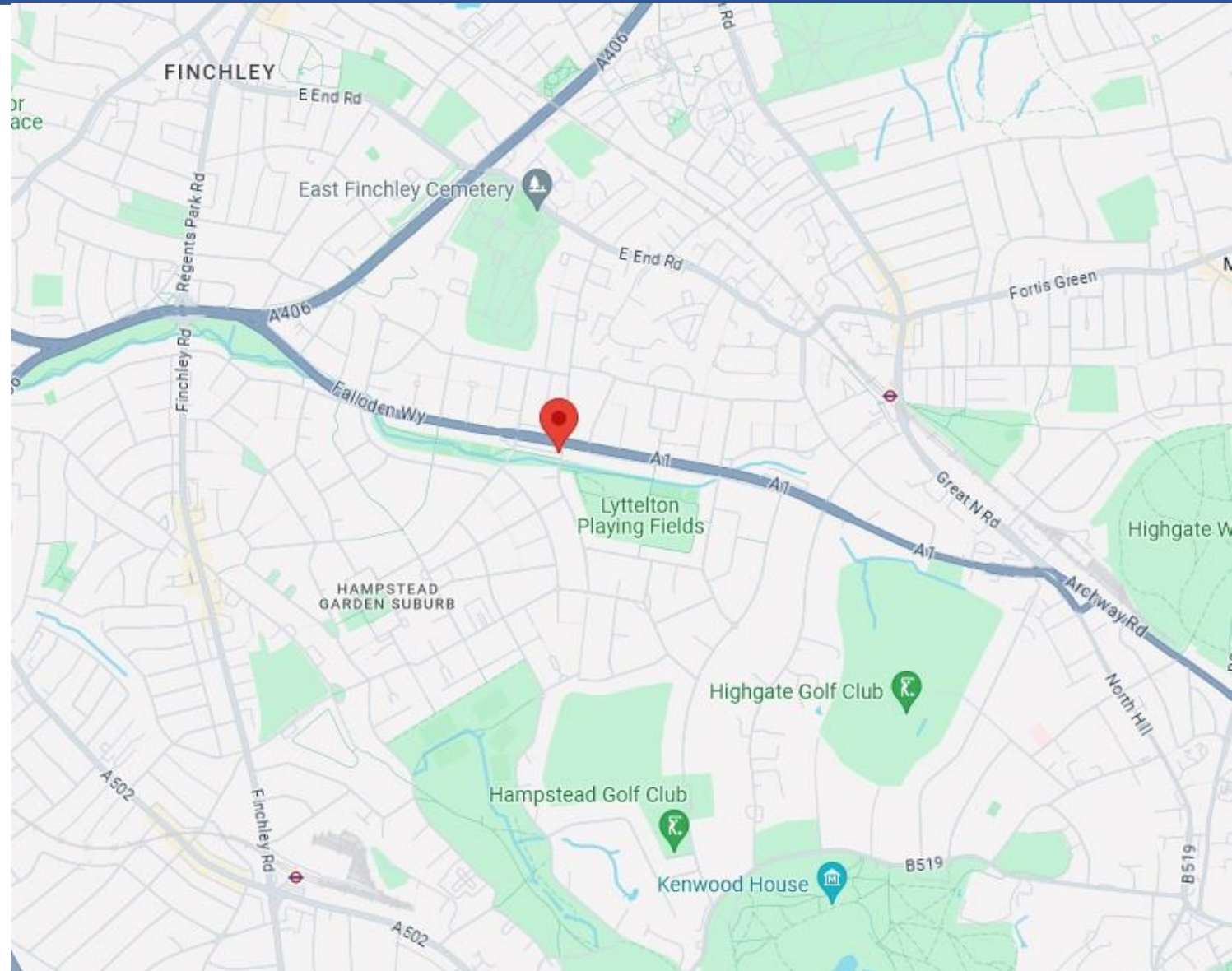
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Location:

The property is situated on the south side of Falloden Way/A1 which leads to the M1 motorway, providing great amount of traffic and easy access to the north and to the M25 motorway. The nearest underground station is East Finchley (0.9 miles), while bus transport links are available opposite the property leading to central London and Brent Cross. Occupiers nearby include Co-Op Food, Pharmacy, Bakery, Gym and more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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