



Sanderson
Weatherall

PROMINENT SHOP LEASE FOR SALE



11-13 FINCHLEY ROAD, LONDON, NW11 0QS

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Prominent Unit

Extensive Frontage

Corner Location

Location

The property is located on the A598 (Finchley Road), north of Golders Green, in Temple Fortune, an affluent suburb in north-west London. It occupies a prominent corner location at the junction of Finchley Road and Bridge Lane. Occupiers in the vicinity include **Foxtons, Waitrose, M&S Foodhall, Holland & Barrett, WH Smith and Boots.**

Description

The property is arranged on ground floor with a mezzanine and has an extensive frontage to Finchley Road and return frontage to Bridge Lane.

Lease

The property is held on a 15 year effectively FRI lease from 21st October 2010, subject to 5 yearly rent reviews.

Rent

£100,000 per annum exclusive.

Terms

Offers are invited for an assignment of the lease.

Rates

Rateable Value: £90,000

Rates Payable (2021/2022): £46,080

Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

Accommodation

Description	Metric	Imperial
Gross Frontage (Finchley Road)	20.6 m	67 ft 7 ins
Gross Frontage (Bridge Lane)	20.56 m	67 ft 5 ins
Ground Floor	235 sq m	2,530 sq ft
Mezzanine	95 sq m	1,023 sq ft
Total	330 sq m	3,553 sq ft

Costs

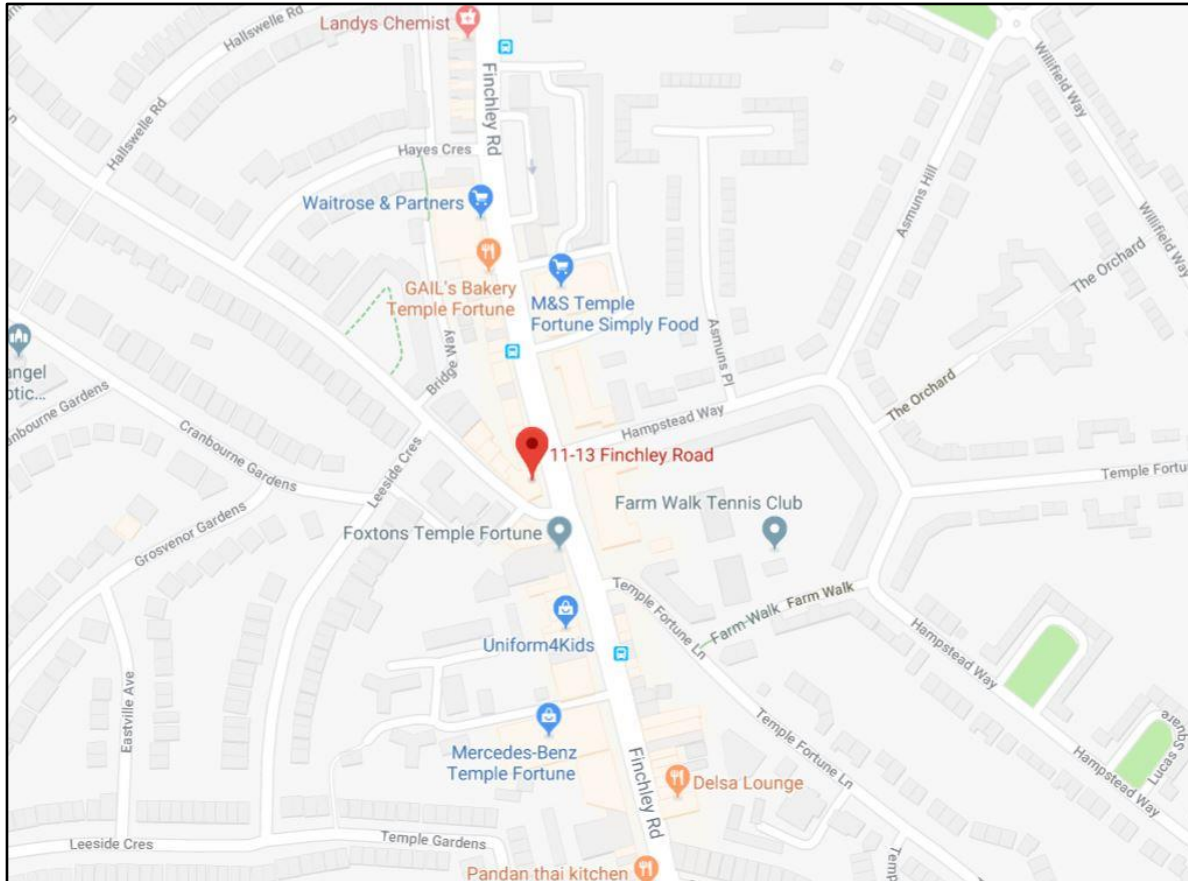
Each party is to be responsible for its own legal and professional costs.



Strictly by prior appointment with the sole agents:

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