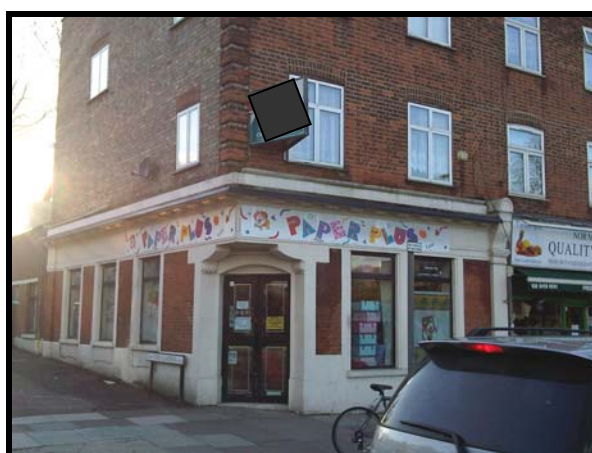


## **CORNER SHOP PREMISES A1 AND A2 USE\* LEASE FOR SALE**



### **PRINCES PARADE, GOLDERS GREEN ROAD, NW11 947 SQ FT (88.01 SQ M)**

- Location:** Situated in a prominent corner position on Golders Green Road and the corner of Heather Gardens. The premises are in easy reach of the A406 North Circular Road.
- Description:** Comprising a vacant retail shop which was formerly used as a bank (A2 use) and is thought suitable for a variety of uses, subject to the necessary consents.
- Areas:**
- |                           |                            |              |
|---------------------------|----------------------------|--------------|
| Shop area                 | 4.94 m deep x 12.02 m wide | (59.37 sq m) |
| Ancillary including WC    | 3.76 m deep x 5.07 m wide  | (19.06 sq m) |
| Rear Space (former vault) | 2.55 m deep x 3.76 m wide  | (9.58 sq m)  |
| Total area                | 88.01 sq m                 | (947 sq ft)  |
- Lease:** Held on a 10 year FRI Lease from 2006 with 5 yearly rent reviews at £20,000 pa.
- Terms:** £7,500 is sought for the Lease as premium.

\* Subject to confirmation

**Business Rates:** London Borough of Barnet. Rateable Value £20,500. Rates Payable for 2010-2011 approximately £8,487 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **Strictly by appointment only**  
**Via Sole Agents Claridges Commercial – 0845 205 0007**