

## CONTEMPORARY FULLY FITTED HAIRDRESSERS TO LET



### FINCHLEY ROAD, TEMPLE FORTUNE, NW11 780 SQ FT (72.46 SQ M)

- Location:** Situated in Finchley Road, Temple Fortune between St Georges Road and Portsdown Avenue and close to Golders Green Police Station. Temple Fortune is a good quality area with a variety of shops, cafes, supermarkets and restaurants. The nearest underground station is Golders Green, which is approximately ½ mile to the south of the premises.
- Description:** Comprising a modern well fitted hairdressers with reception area, wash area, styling positions and staff room. The premises have been fitted out at great expense and benefit from air conditioning/heating. Available on a new Lease and ready to move in.
- Areas:** 780 sq ft (72.46 sq m)
- Lease:** Available on a new Full Repairing and Insuring Lease at £18,500 pa.
- Business Rates:** London Borough of Barnet. Rateable Value £18,500. Rates Payable approx £7,659 for 2010/2011. 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  
Claridges Commercial – 0845 205 0007**