

## SHOP TO LET



### FINCHLEY LANE, HENDON NW4 250 SQ FT (23.30 SQ M)

- Location:** Situated in Finchley close to the junction with Church Road and Parson Street.
- Description:** Comprising A1 shop with retail use and suitable for a variety of trades.
- Areas:** 9.21 m deep  
2.53 m wide  
Total area – 23.30 sq m (250 sq ft)
- Lease:** Held on a 10 year Lease from 29<sup>th</sup> September 2006 at £5,750 pa.
- Terms:** A premium of £3,500 is sought.
- Business Rates:** London Borough of Barnet. Approximately £952.25 pa payable for 2009/2010. 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.

**Legal Costs:** The ingoing Tenant is responsible for the Assignor's legal costs.

**EPC:** Our client has been advised that an Energy Performance Certificate is required.

**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:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**