

## **SUBSTANTIAL A3 (RESTAURANT) PREMISES TO LET**



### **GOLDERS GREEN ROAD, LONDON NW11 APPROX 3,944 SQ FT (366.50 SQ M)**

**Location:** Situated on a prominent corner on Golders Green Road and Highfield Avenue. The nearest station is Brent Cross (Northern Line) which is a short walk away.

**Description:** Comprising substantial restaurant premises situated on a prominent corner and in need of total refurbishment. The premises are arranged over ground and first floor, where formerly the kitchen and WC areas were housed to the rear with seating to the front and at first floor level. The front of the premises and part of the side are glazed providing a high level of natural light. There is a loading area to the rear.

<b><u>Areas:</u></b>	Ground Floor	9.33 m wide x 18.97 m deep	(176.99 sq m)
	1 <sup>st</sup> Floor	9.33 m wide x 18.97 m deep	(176.99 sq m)
	Total Area	3,944 sq ft (366.50 sq m)	

**Terms:** Available on a new Full Repairing and Insuring Lease for a term of 10 years at £40,000 pa. This Lease to be excluded from the protection of the Landlord and Tenant Act.

**Premium:** No premium.

**Business Rates:** London Borough of Barnet. Please note that the premises are currently excluded from the rating list as they are in need of refurbishment. The last rating on record was in 2007 whereby the Rateable Value £26,500. Prospective Tenants should make their own assumption and enquiries in respect of the current rateable value via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**EPC:** Our client has been notified 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:** **Strictly by appointment only**  
**Via Sole Agents Claridges Commercial – 0845 205 0007**