

## EXCELLENT DOUBLE SHOP WITH A1 USE TO LET



### GOLDERS GREEN ROAD, LONDON NW11 2401 SQ FT (223.16 SQ M)

**Location:**

Situated on Golders Green Road (south side) close to the junction with Armitage Road. Golders Green is a good quality affluent area with a variety of retail shops, restaurants and cafes. Golders Green Underground and Bus Station are a short walk away.

**Description:**

Comprising substantial and prominent premises which have been refurbished internally and offer a large "clear space" retail area with suspended ceiling and inset fluorescent lighting. The premises are suitable for a variety of retail uses.

**Areas:**

Internal width	11.22 m	210.71 sq m sales
Retail depth	18.78 m	
Ancillary office/storage/WC	9.85 m x 3.97 m	(39.10 sq m)
Total area		223.16 sq m (2401 sq ft)

**Lease:**

Available on a new Full Repairing and Insuring Lease for a term to be agreed at a commencing rental of £59,995 pa.



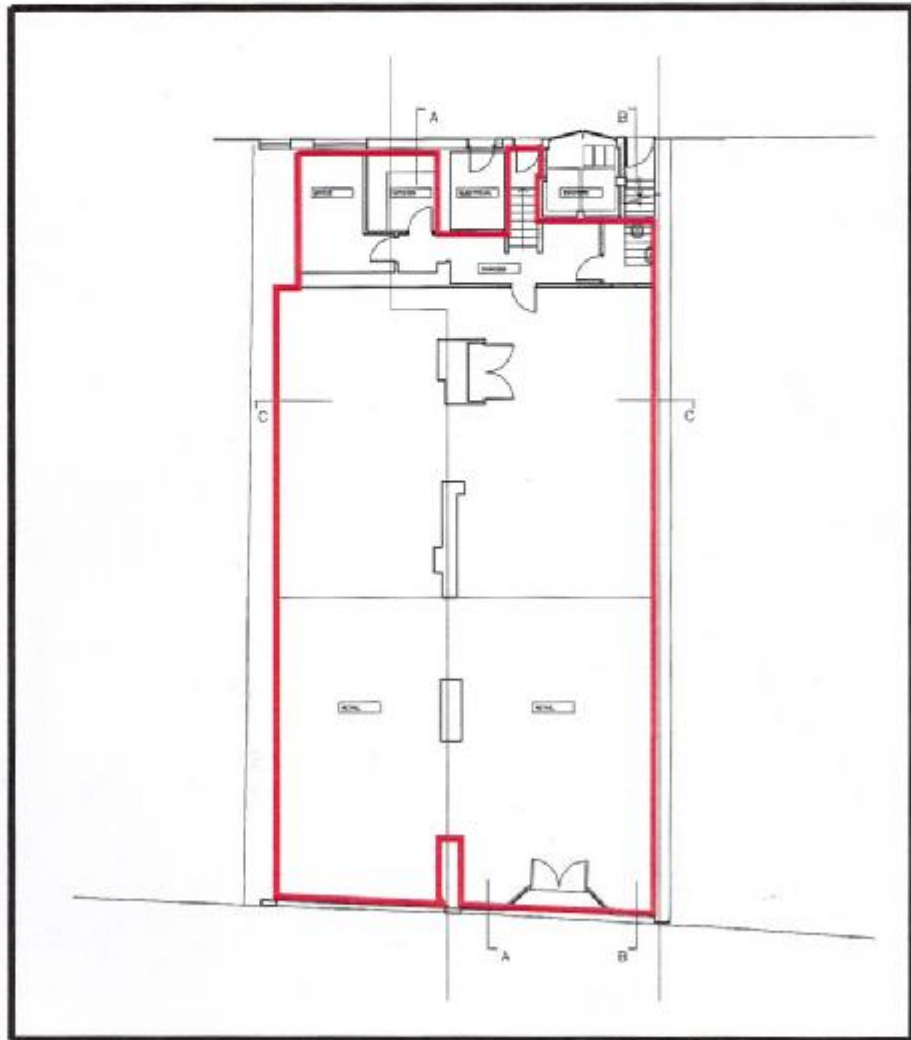
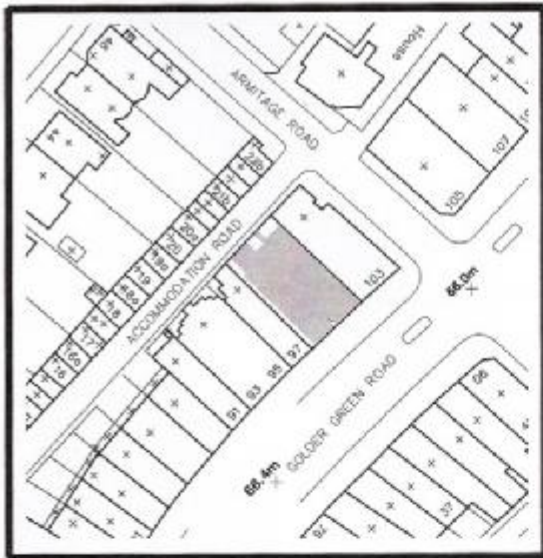
**EPC:** An Energy Performance Certificate has been requested.

**Legal Costs:** The ingoing Tenant to be responsible for the Landlord's reasonable legal costs.

**Business Rates:** London Borough of Barnet – Rateable Value is £51,500. Rates Payable for 2011/2012 approximately £21,321 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 £180.00 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 Sole Agents  
Claridges Commercial – 0845 205 0007**



TITLE	RETAIL LEASE PLAN
PROJECT	99-101 GOLDERS GREEN ROAD, NW11 8EN
DATE 11/04/2011	SCALE 1:200 / 1:1250