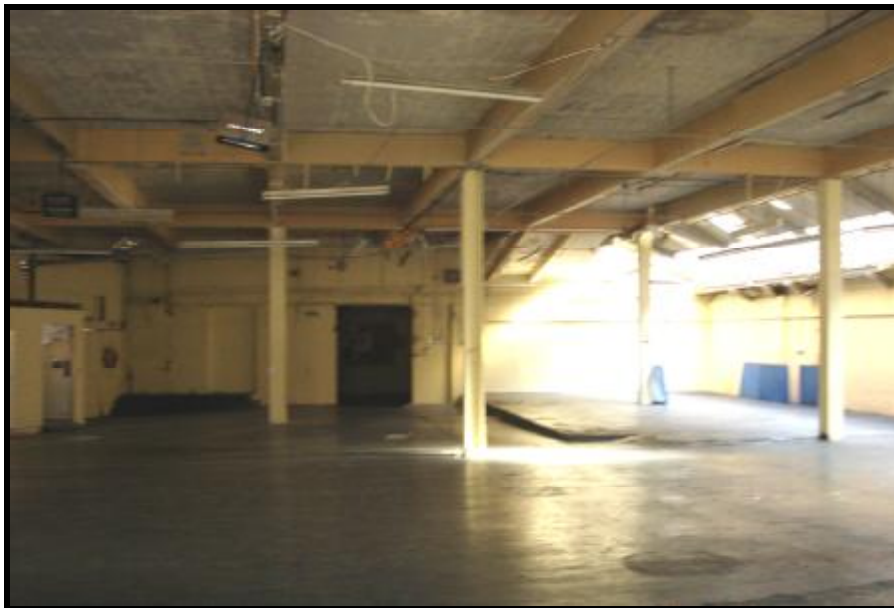


GARAGE/WORKSHOP PREMISES TO LET

**9 YEAR LEASE TO BE ASSIGNED
CURRENT RENTAL £45,000 PAX**



**ST ALBANS LANE, GOLDERS GREEN, LONDON NW11
APPROX 8,167 SQ FT (758 SQ M)**

Location:

The property is located in the heart of Golders Green, close to Sainsbury's, Golders Green Underground Station (Northern Line), bus terminus and the excellent shopping centre.

The Property:

Ground floor accommodation arranged basically in two main bays, with roller shutter access to the smaller bay and two additional access points, one pedestrian and the other double opening doors within the larger bay. There is a ceiling height of 14'

There are 2 x WC's plus small external area.

Gross internal floor area approximately 8,167 sq ft (758 m²)

Planning: Currently B1. In the past the property has been used as a printing works and vehicle repair facility.

The property was last used by a religious organisation and it is considered suitable for D1 purposes, including religious/community, education/training etc subject to obtaining planning permission for a change of use to D1.

EPC: In hand.

Terms: Assignment of existing Lease which is held for a term of approximately 9 years expiring 6th May 2020 at a current rental of £45,000 pax. The Lease is held on F R & I terms.

Subject to contract

VAT: The property is elected for VAT purposes.

Reference Charge: A fee of £180 plus vat will be charged for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the landlord.

Viewing: Via Joint Agents

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