

COMMERCIAL ESTATE AGENTS & VALUERS

**PROMINENT DOUBLE FRONTED SHOP
TO BE LET
335-337 REGENTS PARK ROAD
FINCHLEY CENTRAL, LONDON N3 1RT**

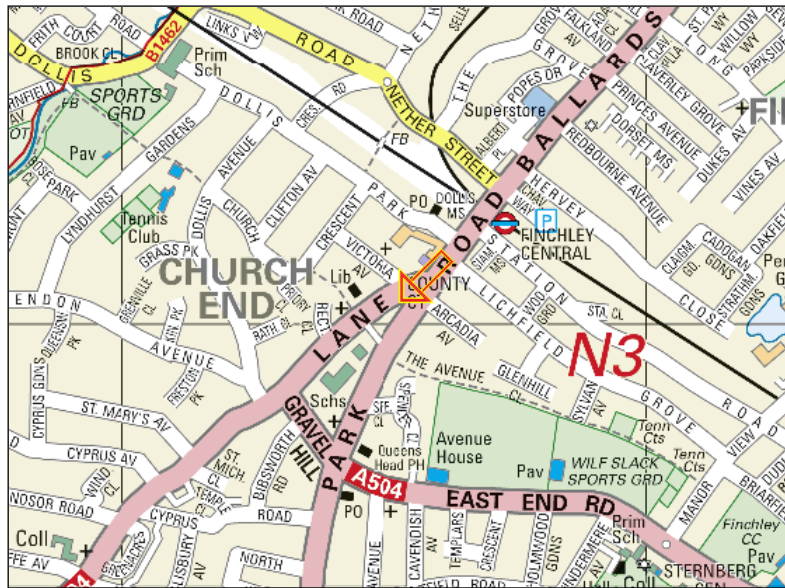


LOCATION The property is well located in a prominent position within easy reach of Finchley Central Underground Station (Northern Line). Multiples close by include Waitrose, Sainsbury's and Lloyds Bank. A new development diagonally opposite includes the new Finchley Central Library.

All Transactions are Subject to Contract

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ACCOMMODATION Comprises two intercommunicating retail units on ground and basement level affording the following approximate dimensions and floor areas:

Gross frontage	30' 1"
Ground floor area	700 sq ft
Basement	<u>575 sq ft</u>
TOTAL	1,275 sq ft

LEASE A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at five yearly intervals.

RENT £35,000 per annum exclusive.

SERVICE CHARGE Estimated £225 per quarter.

EPC TBC

RATES To be reassessed, estimate £12,000-£15,000 per annum payable.

LEGAL COSTS Each party to be responsible for their own legal costs incurred.

VIEWING Strictly by appointment through sole agents as above.

“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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