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GROSVENOR DEAN



95 Golders Green Road, London NW11 8EN

Ground Floor Retail Unit In A Prime Retail Parade

Key Points

- Established Retail Parade
- Ground Floor A1 Retail Premises
- Very Close to Golders Green Station
- Excellent Display Frontage
- Rear Loading Access
- Busy Location & Good Footfall

Location

Located in a prime high street position within an established retail parade in Golders Green, 1.7 miles North of Hampstead and 5.5 miles North West of Central London. Nearby retailers include HSBC, Lloyds, Natwest & Barclays Bank, Sainsbury, Boots, Holland & Barrett, Starbucks, Costa Coffee, Café Nero, KFC, Ryman, Specsavers & Ladbrokes.

Sat Nav: NW11 8EN

Description

This property has been trading as an A1 user for many years. It now offers ground floor retail space in Class E Use. The premises enjoy spacious sales area and ample ancillary space. It is situated in a busy parade within an affluent residential area, a minute's walk from Golders Green Station (Northern Line) and Bus Station.

Sizes

Frontage:	17.06 ft	(5.2 m)
Depth:	58.02 ft	(17.69 m)
Ground Floor Sales Area:	788.92 sq. ft	(73.32 sq. m)
Office & Ancillary Area:	515.19 sq. ft	(47.88 sq. m)
Total area:	1,304.11sq. ft	(121.2 sq. m)

Terms

The property is available by way of a new lease for a term to be agreed.

Rent

£35,000 per annum exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Rates

Rateable Value has been calculated at £27,250 from April 2017. Interested parties are advised to confirm the rating liability with Barnet Council.

EPC

This retail EPC will follow shortly.

Viewing

Via Grosvenor Dean Limited (sole Agents) **Contact:** David Guttentag

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