

Class E Double Unit In Cricklewood Approx. 1440 Ft² (134M²) On Ground Floor



346-348 Cricklewood Lane, NW2 2QH

Location Situated in this busy thoroughfare which connects Finchley Road with the A41, both main access roads into and out of London. The parade houses a variety of retail and catering occupants.

Accommodation Comprises approximately 1440 sq ft (134 M²) on ground floor.

Building Depth	15.70m	
Max. Width	10.56m	
Retail Area	104.0 m ²	1118 sq ft
Kitchen & WC's	30.0 m ²	322 sq ft
Total:	134 m²	1440 sq ft

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Currently occupied as a bookmakers outlet, but suitable for many alternative uses within Class E planning category under permitted development legislation.

Amenities	Air Conditioning Substantial Shopfront Rear Pedestrian Access Two Small Yard Areas
Lease	New lease for a term by arrangement on full repairing and insuring terms outside the security of tenure provisions of the Landlord & Tenant Act 1954.
Rent	£36,000 p.a.x. VAT is not applicable.
Rates:	Rateable Value £30,250. Please confirm the actual amount payable with Barnet Council Rates Department
References:	A charge of £250.00 + VAT (£300.00 inc. vat) is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.
User	Suitable for use within Class E planning consent.
EPC	D (76)
References:	A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

