

**SPACIOUS E CLASS UNIT IN PRIME LOCATION
EXCELLENT WINDOW FRONTAGES**

GROUND FLOOR 75 M² -89M² (807 Ft² – 960 Ft²)



788-790, FINCHLEY ROAD, TEMPLE FORTUNE, LONDON NW11 7TJ

LOCATION Prominently located on the Finchley Road on the eastern side, at the junction with Hampstead Way. The unit is in a Listed Parade close to Waitrose, Marks & Spencer and Boots.

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

THE UNIT

Comprises a good size ground floor E Class unit, previously occupied by a firm of accountants. The unit is double fronted.

Ground Floor 75 m² 785 sq ft Approx

Basement WC's and small store.

An additional area of approximately 155 Ft² can be included.

AMENITIES

Period Features

Prominent Location

Colonnade Frontage

Within the Heart of Temple Fortune

Double Window Frontage With Return

High Ceiling

TERMS

A new lease will be granted on full repairing and insuring terms incorporating periodic rent review pattern, outside the security of tenure provisions of the Landlord & Tenant Act 1954 as amended

RENT

£39,000 p.a.x.

RATES

R.V. £34,000 approx. (Estimated as revaluation required). Please contact Barnet Council for the rates payable figure.

COSTS

Each party to pay their own legal costs.

REFERENCES

A charge of £300.00 inclusive of VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been applied for, whether or not they are accepted by the Landlord.

EPC

To Be Re-Assessed following completion of works.

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

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