

Draft Particulars Only

**Ground Floor Retail Shop
Lease Assignment**

**MARKET PLACE
NW11**



Location

Situated on Falloden Way (A1) close to junction with Hill Rise located between Temple Fortune, Hampstead Garden Suburb and East Finchley.

Description

A ground floor retail unit (A1 use) approx. 890sqft in good order throughout benefiting from tiled floor, electric shutters, fitted kitchen, and rear access.

Available by way of assignment of existing lease being 10 years from May 2010, held inside the landlord & Tenant Act 1954.

An early viewing is advised.

Terms

- Lease:** Available by way of assignment of existing lease being 10 years from May 2010, with 5 year rent review pattern.
- Rent:** Passing rent £18,750pax
- Premium:** Offers Invited
- EPC:** Available upon request.
- Rates Payable:** We understand currently £8,200pa, all interested parties should make their own enquiries directly with London Borough of Barnet or via www.voa.gov.uk
- Legal Costs:** Each party to be responsible for their own legal costs.
Ingoing tenant to be responsible for landlords legal costs.
- Viewing:** Via Owners Agents, Grovelands 020 8731 9777
www.grovelands.net

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