



Sanderson  
Weatherall

# PROMINENT SHOP LEASE FOR SALE



11-13 FINCHLEY ROAD, LONDON, NW11 0QS

[sw.co.uk](http://sw.co.uk)



Prominent Unit

Extensive Frontage

Corner Location

### Location

The property is located on the A598 (Finchley Road), north of Golders Green, in Temple Fortune, an affluent suburb in north-west London. It occupies a prominent corner location at the junction of Finchley Road and Bridge Lane. Occupiers in the vicinity include **Foxtons, Waitrose, M&S Foodhall, Holland & Barrett, WH Smith** and **Boots**.

### Description

The property is arranged on ground floor with a mezzanine and has an extensive frontage to Finchley Road and return frontage to Bridge Lane.

### Lease

The property is held on a 15 year effectively FRI lease from 21st October 2010, subject to 5 yearly rent reviews. There is an outstanding rent review from 21st October 2015.

### Rent

£75,000 per annum exclusive (subject to outstanding rent review from 21st October 2015).

### Terms

Offers are invited for an assignment of the lease.

### Rates

Rateable Value: £90,000

Rates Payable (2018/2019): £44,370

### Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

### VAT

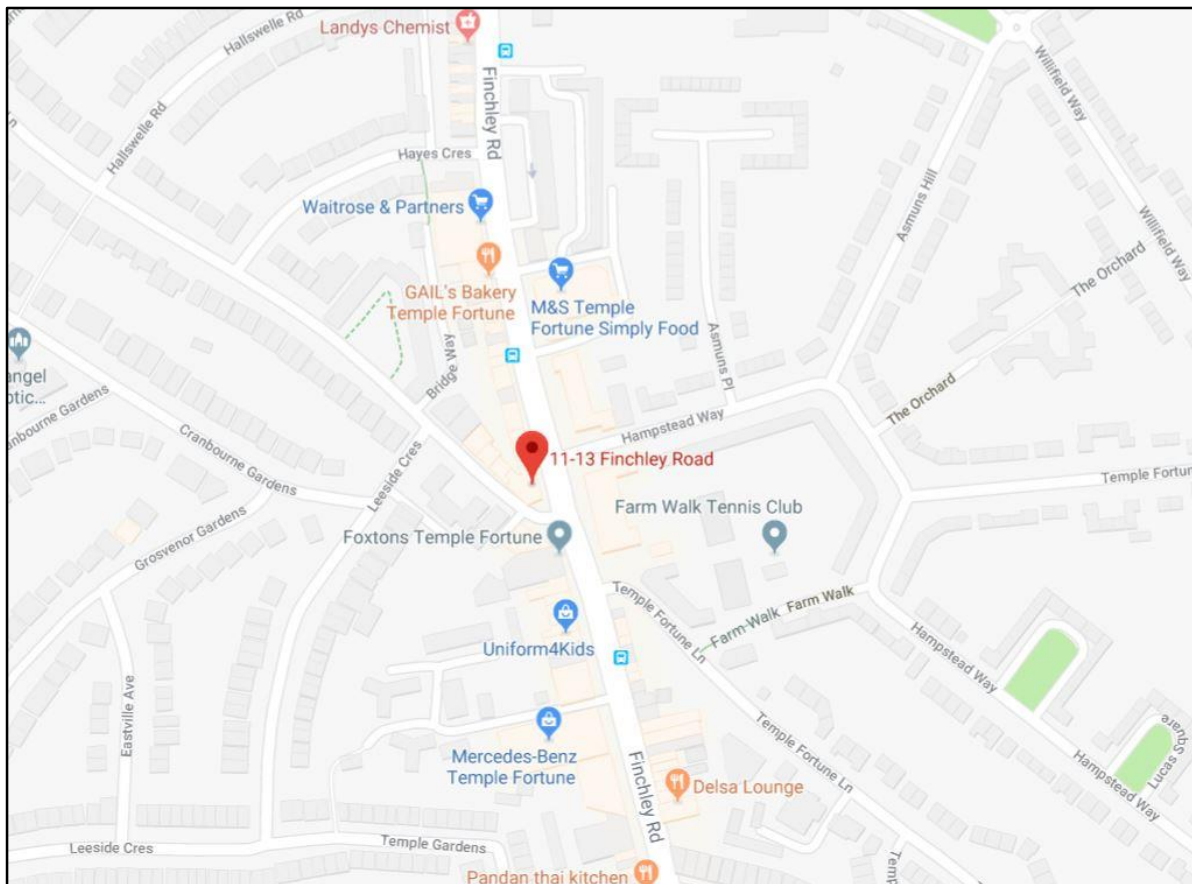
All prices quoted are exclusive of VAT.

### Accommodation

Description	Metric	Imperial
Gross Frontage (Finchley Road)	20.6 m	67 ft 7 ins
Gross Frontage (Bridge Lane)	20.56 m	67 ft 5 ins
Ground Floor	235 sq m	2,530 sq ft
Mezzanine	95 sq m	1,023 sq ft
<b>Total</b>	<b>330 sq m</b>	<b>3,553 sq ft</b>

### Costs

Each party is to be responsible for its own legal and professional costs.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not ake or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

DECEMBER 2018



Strictly by prior appointment with the joint agents:

**Paul Moody**  
020 7851 2129  
paul.moody@sw.co.uk

**Sanderson Weatherall LLP**  
First Floor  
13 Austin Friars  
London  
EC2N 2HE

**Sanderson  
Weatherall**

sw.co.uk