

GROUND FLOOR RETAIL UNIT TO LET



327 – 329 BALLARDS LANE

NORTH FINCHLEY

LONDON

N12 8LT

GROUND FLOOR AREA

88.81m² (956ft²)

LOCATION

The subject property is prominently situated on Ballards Lane within the Tally Ho one way system and is centrally located between Woodside Park and West Finchley tube stations.

The immediate vicinity is well serviced by national occupiers such as Waitrose along with various other local other retailers, amenities and banks.

DESCRIPTION

The property comprises of a ground floor retail unit arranged in an open plan manner with a WC and kitchen area to the rear.

The former Kall Kwik printing centre benefits from suspended ceilings and fluorescent strip lighting throughout, fully glazed shopfront and rear access for loading.

ACCOMMODATION

(All measurements are approximate and given on a net internal basis in accordance with the RICS Code of Measuring Practice)

Total Ground Floor: 88.81m² (956ft²)

TERMS

The premises are available by way of an assignment of the existing lease which is due to expire on 28th September 2013. The current passing rent is £22,500 per annum (subject to an outstanding review effective 29th September 2008).

Alternatively a new lease could be made available by the landlord if required which would be subject to the relevant consents.

BUSINESS RATES

Interested parties should make their own enquiries direct to the Business Rates Department of the London Borough of Barnet on 020 8359 2735.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Viewing and further information is strictly by appointment through the sole agents.

Contact:

Chris Herron 01609 770677

ch@andersonmckenzie.co.uk