

**A LARGE GROUND FLOOR AND BASEMENT CLASS E UNIT  
SUITABLE FOR A VARIETY OF USES**

**MAY SPLIT - 90 M<sup>2</sup> TO 240 M<sup>2</sup>**

**2 PARSON STREET & 1-3 FINCHLEY LANE NW4 1BN**



**NEW LEASE/LEASES BY ARRANGEMENT**

**LOCATION** In a highly prominent corner location at the junction of Parson Street with Finchley Lane and Brent Street.

**ACCOMMODATION** The accommodation can provide either 1 or 2 ground floor units with shop frontage, together with some basement and mezzanine space. Approximate areas are as follows:

**2 Parson Street**

Ground floor 757 sq ft (71m<sup>2</sup>)

Lower ground 200 sq ft (19m<sup>2</sup>)

**1&3 Finchley Lane**

Ground Floor 1410 sq ft (131m<sup>2</sup>)

Lower Floor 196 sq ft (19m<sup>2</sup>) Total Area 2583 sq ft (240m<sup>2</sup>)

**N.B. Interested parties should not rely on the above areas being precise and should take their own measurements if required.**

**AMENITIES**

Refurbished

Gas Heating

Prominent Corner Location

Suitable for a variety of uses

Rear Access

Suspended Ceilings With Inset Lighting

**TERMS**

A new lease/leases will be granted on full repairing and insuring terms incorporating periodic rent review pattern.

**RENT**

**2 Parson Street      £ 17,950.00 p.a.x.**

**1&3 Finchley Lane £ 32,250.00 p.a.x.**

## **USER**

**The accommodation was last occupied by a bank but may be suitable other occupants such as retail, health, fitness, beauty and medical practitioners, subject to planning consultation.**

## **S.D.L.T**

**Stamp Duty Land Tax applies to commercial lettings where the premium and/or aggregated rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.**

## **RATES**

**Rateable Value for the entire premises is £40,750.00. This is not what you pay. Please contact Barnet Council Business Rates Dept, for further information.**

**VIEWING Only by appointment through 3H on 0207 286 8363**