

**Large Shop/Office/Workshop**  
**New Lease Available**  
**1162 sq ft approx (108 m<sup>2</sup>)**  
**Pennine Parade, Pennine Drive NW2 1NT**



**Location:** Situated at the South Western end of a secondary parade of shops located in a densely populated residential area. The shop sits behind a service road which provides unrestricted parking and has rear access from Pennine Lane.

**Size:** Approximate dimensions are as follows;

Retail Area	45 M <sup>2</sup>
Rear Stores, Kitchen & WC	63 M <sup>2</sup>
Total	107 M <sup>2</sup>

**Amenities:** Service Road To Front      Fluorescent & LED Lighting  
2.5m Ceiling Height      Kitchen Area  
Electric Roller Shutter      Part Tiled Flooring  
Large Rear Workshop/Store      Rear Access via Service Road  
Free Parking

**Rent:**      £15,950 per annum exclusive of rates.

**Lease:**      New lease for a term by arrangement on full repairing and insuring terms, with rent review at the end of each 5<sup>th</sup> year. The lease will be outside the security of tenure provisions of the Landlord & Tenant Act 1954.

**User**      Class E1

**Rates:**      **R.V. £12,000** Small business relief may be available *which could result in no rates being payable. Please check with Barnet Council for confirmation.*

**Costs:**      Each party is to pay their own legal costs.

**Charges**      A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been taken up, whether or not they are accepted by the Landlord.

**Deposit**      The Landlords will require a security deposit, the size of which will depend upon the strength of covenant of the proposed tenant