

TO207 286 8363 Esales®threeh.co.uk www.threeh.co.uk

Large Shop/Office/Workshop New Lease Available 1162 sq ft approx (108 m²) 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.

<u>Size:</u>

Approximate dimensions are as follows;

Retail Area	45 M ²
Rear Stores,	63 M ²
Kitchen & WC	
Total	107 M ²



These particulars are believed to be connect, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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- Amenities:Service Road To FrontFluorescent & LED Lighting2.5m Ceiling HeightKitchen AreaElectric Roller ShutterPart Tiled FlooringLarge Rear Workshop/StoreRear Access via Service RoadFree ParkingFree Parking
- **<u>Rent:</u>** £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 5th 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.
- **<u>Costs:</u>** 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



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