

Hillview House,
Hallswelle Parade
Finchley Road, London NW11 0DL
020 8371 9161

office@grosvenordean.co.uk

www.grosvenordean.co.uk



GROSVENOR DEAN



95 Golders Green Road, London NW11 8EN

Ground Floor Retail Unit In A Prime Retail Parade

Key Points

- Established Retail Parade
- Ground Floor Class E Premises
- Near Golders Green Station
- Excellent Display Frontage
- Rear Loading Access
- Busy Location & Good Footfall

Location

Located in a prime high street position within an established retail parade in Golders Green, 1.7 miles North of Hampstead and 5.5 miles North West of Central London. Nearby retailers include HSBC, Lloyds, Natwest & Barclays Bank, Sainsbury, Boots, Holland & Barrett, Starbucks, Costa Coffee, Café Nero, KFC, Ryman, Specsavers & Ladbroke's.

Sat Nav: NW11 8EN

Description

This property has been trading as an A1 user for many years. It now offers ground floor retail space in Class E Use. The premises enjoy spacious sales area and ample ancillary space. The premises have recently been extended at the rear. It is situated in a busy parade within an affluent residential area, a minute's walk from Golders Green Station (Northern Line) and Bus Station.

Sizes

Frontage:	16.8 ft	(5.12 m)
Depth:	71.73 ft	(21.87 m)
Shop Width:	17.0 ft	(5.28 m)
Ancillary:	83.15 sq. ft	(25.35 sq. m)
Total area:	1,494 sq. ft	(138.86 sq.m)

Terms

The property is available by way of a new lease for a term to be agreed. There is no premium sought.

Rent

£38,000 per annum exclusive of VAT.

Legal Costs

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

Rates

Rateable Value has been calculated at £27,250 from April 2017. Interested parties are advised to confirm the rating liability with Barnet Council.

EPC

This premises has a current EPC rating of C (51). [Click here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

Viewing

Via Grosvenor Dean Limited (sole Agents) **Contact:** David Guttentag

E: david@grosvenordean.co.uk **P:** 020 8371 9161 **M:** 07970 087 111

 <https://twitter.com/GrosvenorDeanUK>  <https://www.facebook.com/GrosvenorDean/>

Misrepresentation Act 1967 - Whilst all the information in these particulars are believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. 23/01/2024