

80 Ballards Lane
Finchley
London
N3 2DL

**Clarke
Nickolls
Coombs**

Chartered Surveyors in
Commercial Property

0207 071 5095

TO LET
Prominent Corner Position
Ground Floor Shop
1,387 sq.ft (128.86m²)



Location

The property is located approximately 10 miles to the north west of Central London via the A1 and A100. The premises are situated in a prominent corner position on the south side of Ballards Lane at its junction with Princes Avenue. There are a number of national retailers nearby including Tesco, Superdrug, Subway, Nationwide and Ladbrokes etc.

Description

The property comprises ground floor lock up shop with large retail to the front and storage/offices/kitchen to the rear.

Amenities

- Partially air conditioned.
- Fully Carpeted.
- Auto (remote) roller shutter.
- Suspended ceiling tiles with integral lighting.
- Secured rear loading door.
- Combined intruder & fire alarm panel.
- Disabled toilet with hand basin.
- Metered electricity supply.
- Glazed return frontage 22'3" (6.78m)

Rental

Offers of £30,000 per annum exclusive.

Terms

The property is available to let by way of a new effective full repairing and insuring lease upon terms to be agreed. We understand that the property has A2 use but other uses would be considered (subject to planning).

Rateable Value

£22,000. We advise interested parties to carry out their own checks with the local authority. The standard rate multiplier is £0.482.

Legal Costs

Each party to bear their own costs.

VAT

Property is VAT elected.

Accommodation

Approximate net internal areas:

Net Frontage inc splay	22'0"	(6.7m)
Internal Width (max)	20'03"	(6.17m)
Shop Depth	83'4"	(25.40m)
Sales	850 sq ft	(78.97m ²)
Store/office	537 sq ft	(49.89m ²)
Total NIA	1,347 sq ft	(128.86 m ²)

EPC

Rating C - 66

Viewing

By appointment with the sole agents.

Clarke Nickolls & Coombs:

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Subject to contract



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