

COMMERCIAL ESTATE AGENTS & VALUERS

****IDEAL FOR RELIGIOUS, EDUCATIONAL, HALL USES****

COMMUNITY CENTRE

5,440 SQ FT APPROX

TO LET

113B GOLDERS GREEN ROAD, GOLDERS GREEN, LONDON NW11 8HR



All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

The premises are situated in the heart of Golders Green close to the junction with Armitage Road. Numerous multiples including Tesco Express and restaurants serve the high-class residential surround. Golders Green Underground Station (Northern Line) is within easy reach.

ACCOMMODATION

Comprises a self-contained building arranged on the ground and first floors previously used as a Community Centre. The building affords the following:

TOTAL FLOOR AREA 5,540 SQ FT APPROX

AMENITIES

- * Entryphone
- * Air-conditioning
- * Wood flooring
- * Suspended ceiling with recessed lighting
- * Two kitchens
- * Ample Male & female WCs

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals.

RENT

£60,000 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £38,250 per annum and the rates payable for 2020/21 are £19,086 per annum. Interested parties should confirm annual rates payable with local rating authority.

EPC

D.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

Strictly by appointment through agents as above



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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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