

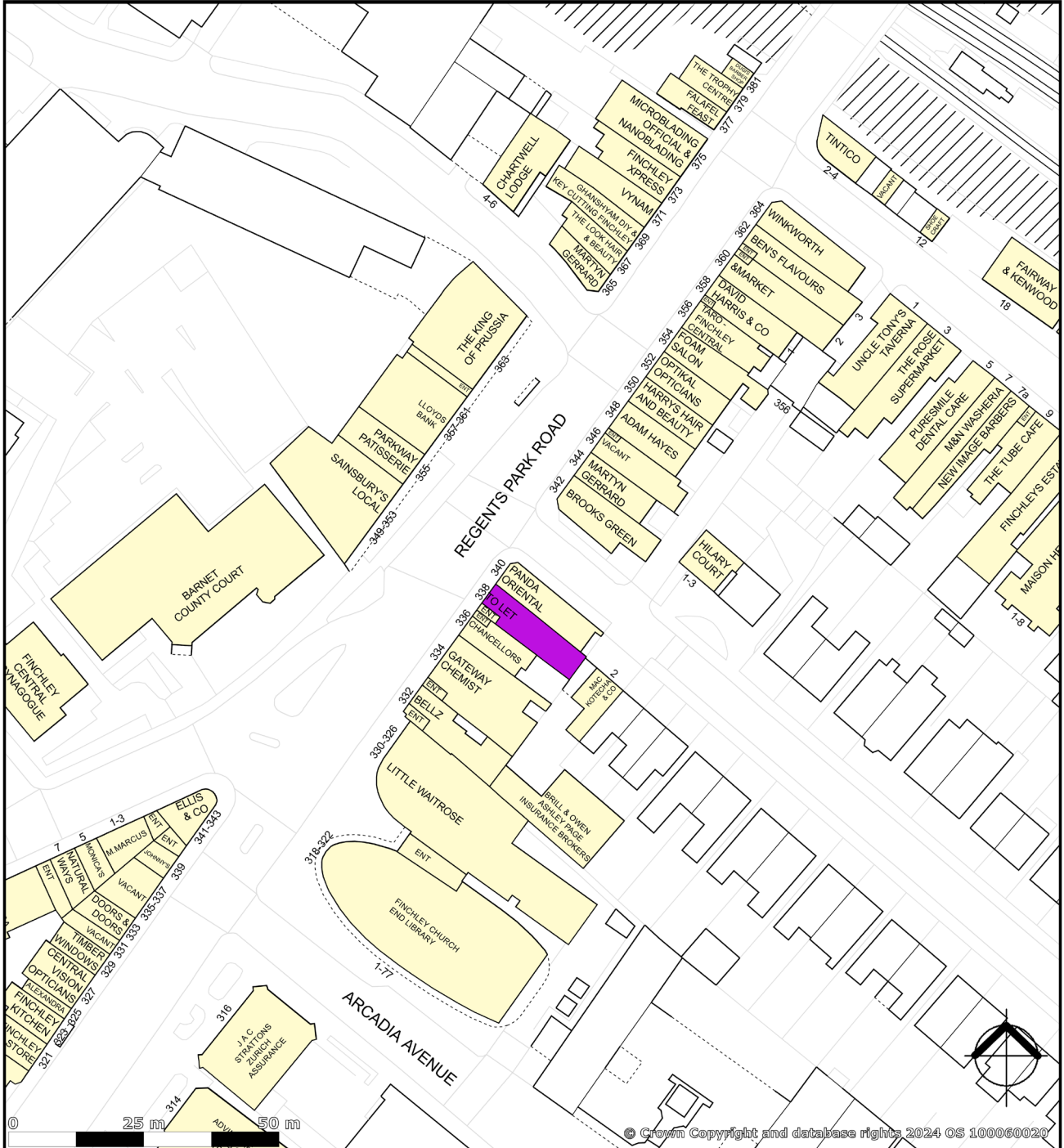


**338**  
**REGENTS PARK ROAD**  
**FINCHLEY CENTRAL**  
**LONDON N3**  
**E CLASS UNIT**  
**TO LET**

<b>Location:</b>	The unit is in an excellent position directly opposite to <b>Sainsburys</b> and in the same parade as <b>Chancellors, Little Waitrose, Gateway Chemist</b> and the <b>Finchley Library</b> . Other nearby occupiers include the <b>King of Prussia, Martyn Gerrard, Winkworth, Parkway Patisserie, Ellis &amp; Co, Tintico</b> and <b>Lloyds Bank</b> . Finchley Central Underground Station (Northern Line) is a few minutes away and there are numerous bus routes in the locality.									
<b>Accommodation:</b>	The property is in good decorative order, arranged over ground floor only, with the rear of the shop having been recently extended. The frontage is currently recessed but can easily be extended to meet the pavement. Approximate floor areas and dimensions are as follows:  <table style="margin-left: 40px;"> <tr> <td>Net frontage</td> <td>10 ft 6 ins</td> <td>3.2 m</td> </tr> <tr> <td>Shop depth</td> <td>66 ft 2 ins</td> <td>20.2 m</td> </tr> <tr> <td>Ground Floor</td> <td>998 sq ft</td> <td>92.7 sq m</td> </tr> </table>	Net frontage	10 ft 6 ins	3.2 m	Shop depth	66 ft 2 ins	20.2 m	Ground Floor	998 sq ft	92.7 sq m
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Ground Floor	998 sq ft	92.7 sq m								
<b>Lease:</b>	The property is available by way of a new full repairing and insuring lease for a term to be agreed.									
<b>Rent:</b>	Rental offers are invited in excess of £32,500 per annum, exclusive of rates, service charge and VAT.									
<b>Rates:</b>	<table style="margin-left: 40px;"> <tr> <td>Rateable Value (2023)</td> <td>£15,250</td> </tr> <tr> <td>Rates payable (2023/24)</td> <td>£7,609.75</td> </tr> </table> <p>The rates above do not factor in any present discounts applied to the payable sum. Interested parties are advised to make enquiries directly with Barnet council.</p>	Rateable Value (2023)	£15,250	Rates payable (2023/24)	£7,609.75					
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<b>Legal Costs:</b>	Each party to bear their own legal and surveyors costs incurred in this transaction.									
<b>Possession:</b>	Upon completion of legal formalities.									
<b>Viewings:</b>	Strictly by prior appointment through the sole agents:									

**NICK SCOTT**  
**IAN SCOTT INTERNATIONAL**  
**nickscott@ianscott.com**  
**Tel: 0780-122-8412**

## Finchley



created on **edozo**

Plotted Scale - 1:1,000

### MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Ian Scott International, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. Regulated by the Royal Institution of Chartered Surveyors

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