

Day and Bell



**203 Regent's Park Road
London
N3 3LN**

SHOP TO LET

84 sq m (900 sq ft)

£13,000 per annum exclusive



020 8445 3611 www.dayandbell.co.uk

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LOCATION: The property is situated on the east side of Regent's Park Road, close to the junction with North Crescent, offering a range of local businesses. The property is less than one mile south of Finchley Central (Northern Line) Station and a number of bus routes pass by. The A406 (North Circular Road) is less than a mile from the property, providing access to suburban London, the A1 and M1 motorway.

DESCRIPTION: The premises comprise a ground floor shop unit, previously used as a Mitsubishi showroom. It offers a large, glazed frontage with an open sales area and staff WC.

ACCOMMODATION:

| Area | Size | |
|------------------|---------|-----------|
| Total Sales Area | 84 sq m | 900 sq ft |

SERVICES: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

TERMS & TENURE: The property is available by way of a new, full repairing and insuring lease at a rental of £13,000 per annum exclusive.

BUSINESS RATES: 2017 RV - £19,500.

EPC: D "94".

PLANNING: The premises were previously used for a car showroom and should be considered Sui Generis. Applicants should verify their proposed use is compliant with planning law. This may include the prospect for A1 retail, A2 Professional Office or A3 Café.

VAT: All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

LEGAL COSTS: Each party to bear their own costs

VIEWING STRICTLY BY APPOINTMENT: Please contact Oliver Billson - oliver.billson@dayandbell.co.uk
- Ref 565/004/001

Subject to contract

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