



110-112 Golders Green Road, London NW11 8HB

Location

The property is located within the popular suburban centre of Golders Green. Many national retailers are represented including Specsavers, Café Nero, Boots, Gails, Tuk Tuk, Sushi Haven, Metsuyan, Carmelis, Pizaza, Hot Cut, and numerous Banks. Golders Green (Northern Line) station is located close by the property and many bus routes serve the area.

The north circular (A406) is within 2 miles of the property, providing easy access to the national motorway networks. Golders Green is an affluent area in the London Borough of Barnet and benefits from a large residential catchment.

For a better understanding of the location please review [Google Street View](#)

Description

The premises benefits from a prominent double frontage and is arranged on ground floor only. It comprises two retail units and access to the rear of the building. There is also a storage area, kitchenette and WCs.

We understand the approximate Gross Internal Area to be:

Ground Floor	188 sq m	2,023.6 sq ft
Total	188 sq m	2,023.6 sq ft

Tenure

A new lease for a term to of 10 years to be held outside the L&T 1954 Act. Quoting rent of £72,500 pax, subject to 5-yearly rent reviews.

Planning

The premises benefit from E class use.

Further Details

A copy of the EPC rating certificate can be provided upon request. Unless otherwise stated, each party is to bear its own legal costs. The building is VAT elected and all figures are subject to VAT. Possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

Jonathan Moradoff
Director
0207 299 0753
jmoradoff@dcl.co.uk

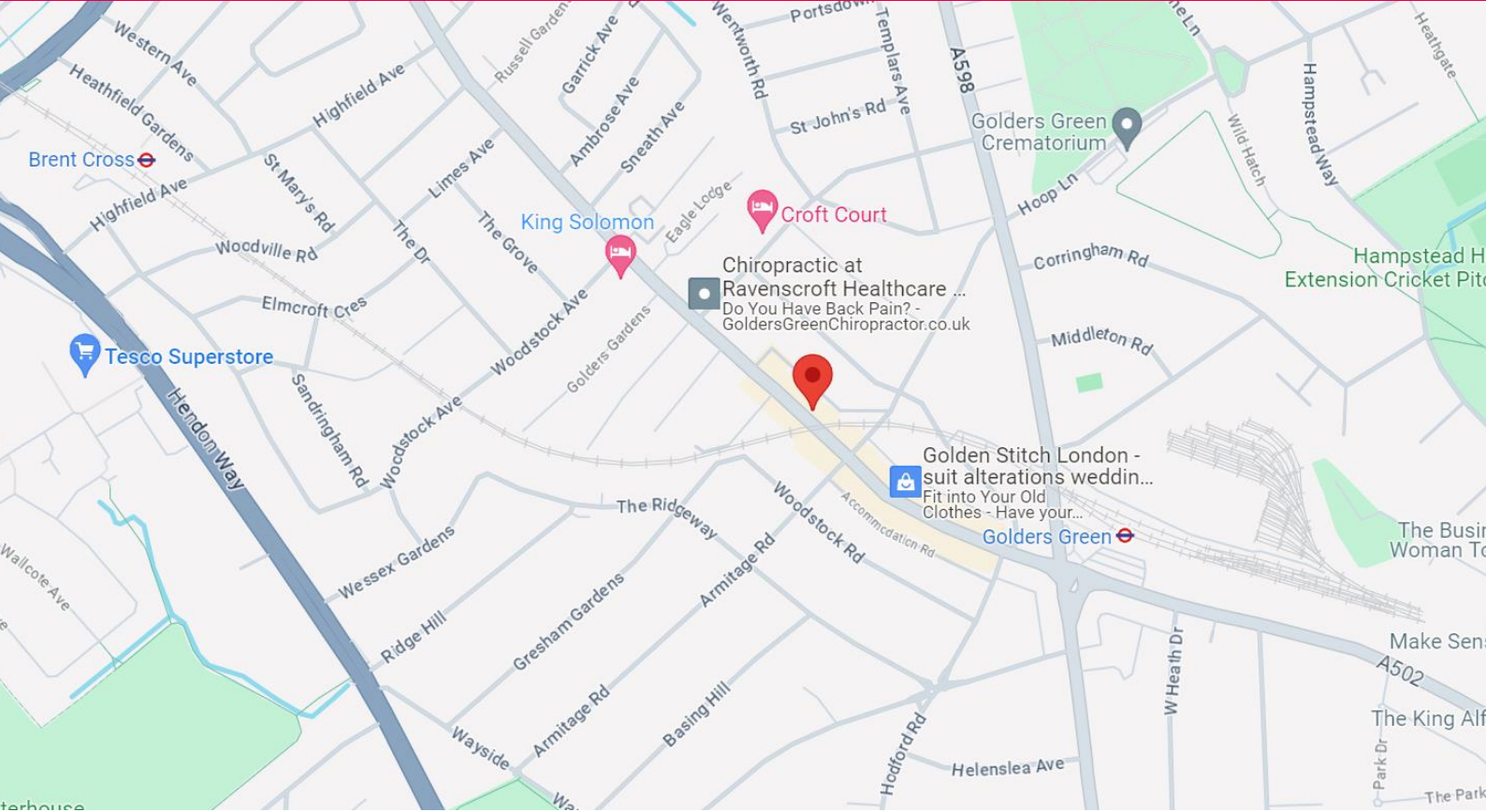
Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk



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NEW LEASE AVAILABLE – GOLDERS GREEN, NW1

DOUBLE FRONTED GROUND FLOOR UNIT



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