

COMMERCIAL ESTATE AGENTS & VALUERS

WELL LOCATED LOCK UP SHOP/S

CLASS E USE

881 SQ FT / 1,522 SQ FT / 2,403 SQ FT APPROX

TO LET

17 & 19 BALLARDS LANE, FINCHLEY CENTRAL, LONDON N3 1UX



---17 Ballard Lane---|-----19 Ballard Lane-----|

**LOCATION**

The premises are well located in an established retail pitch, between Nether Street and Albert Place and being virtually opposite Finchley Central Underground Station. Multiples close by include Tesco Superstore, Greggs, William Hill, Costa Coffee, Bet Fred and Dreams.

All Transactions are Subject to Contract

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**ACCOMMODATION**

Comprises two lock up shops which currently interlink, together with one on site car parking space per shop. The shop/s are available as a whole or as two separate units and affords the following approximate dimensions and floor areas:

	17 Ballards Lane	19 Ballards Lane
Gross Frontage	17'	35'1
Return Frontage	-	17'9
Internal width	16' 6	34'3
Depth	53' 5	42'9
Ground floor area	881 sq ft	1,522 sq ft
Total area	2,403 sq ft approx	

**LEASE**

A new full repairing and insuring lease/s to be granted for a term by arrangement subject to a mutual option to break after 4 years. The parties are to contract out of the Landlord & Tenant Acr 1954..

**RENT**

17 Ballards Lane: £32,500 per annum exclusive plus VAT.  
 19 Ballards Lane: £50,000 per annum exclusive plus VAT.

**RATES**

Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the premises has a single rateable value of £76,500 and the rates payable for 2023/24 would therefore be £38,173 per annum. There is a 75% rates relief for retail, hospitality and leisure use for 2024/25. Interested parties should confirm annual rates payable with the Rating Authority.

**SERVICE CHARGE**

For both shops, £4,800 per annum plus VAT which includes building insurance.

**EPC**

17 Ballards Lane: C  
 19 Ballards Lane: Awaiting

**LEGAL COSTS**

Each party to be responsible for their own costs incurred.

**VIEWING**

Strictly by appointment through sole agent.



17 Ballards Lane



19 Ballards Lane



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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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- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”