

MAUNDER TAYLOR

TO LET RETAIL UNIT



BALLARDS LANE, NORTH FINCHLEY, N12

Situated on the Western side of the Tally Ho one-way system (Northern traffic flow side), this vacant unit is available for immediate occupation.

The area is well served by local bus services – the property being opposite the Tally Ho Bus Station. Other shops nearby include; *Lidl*, *Waitrose* and numerous independent retail outlets, coffee shops & restaurants.

RENT: £30,000 PAX – No Premium

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



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383 Ballards Lane, North Finchley, N12

The unit has an internal frontage of approx. 17ft (5.18m), narrowing to approx. 12'9 (3.89m) towards the rear. Overall the unit has an approx. depth of 73ft (22.25m).

GIA: APPROX 1033ft² (96m²)

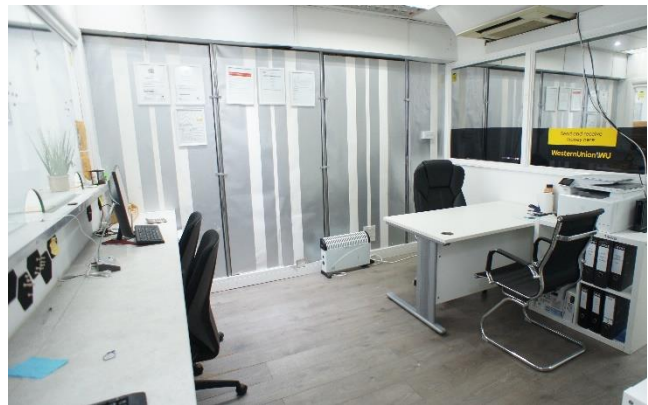
Lease: New FRI lease, terms to be agreed.

Legal Fees: Each side to be responsible for their own legal costs.

Business Rates:

According to the VOA web site, the Rateable Value from April 2023 is £23,750. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

CEPC Rating: D:82



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