

## Prominent Shop To Let



## 1 Nether Street Tally Ho North Finchley N12 0GA

### Location

Tally Ho is the focal point of North Finchley. A well-established shopping location with numerous multiples close by, including Boots, Waterstones, McDonalds, Starbucks etc..

### Accommodation

The property is well appointed throughout in good condition, with suspended ceilings & air conditioning.

The property has the following approx. net floor areas.

Ground Floor:	1,310sqft	121sqm
First Floor:	102sqft	9.5sqm

### Lease

The premises are offered on a new sub-lease for a term expiring 28<sup>th</sup> September 2024 outside the provisions of the L&T Act. (Alternatively a new lease may be available, by negotiation)

### Rent

**£45,000pa**

### Use

Class E, including Sui Generis use.

### Rates

Rates Payable (2021/22) £21,207pa

### Legal Costs

Each side is to pay its own legal costs.

### Viewing

By prior appointment

Trevor Granger 020 7935 6501  
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