



Location

The property is located in the centre of Green Lanes within close proximity to national multiples including; Iceland, William Hill, Ladbrokes and Santander.

Accommodation

Ground Floor	935 sq ft	86.90 sq m
First Floor	141 sq ft	13.10 sq m
Total	1,076 sq ft	100 sq m

Lease Term

By way of an existing lease expiring 29th April 2025 with one remaining review in 2020.

Rent

£37,500 per annum exclusive.

Rates

Rateable Value	£24,000 (2017)
UBR	0.466 (2017/18)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Energy Performance Certificate

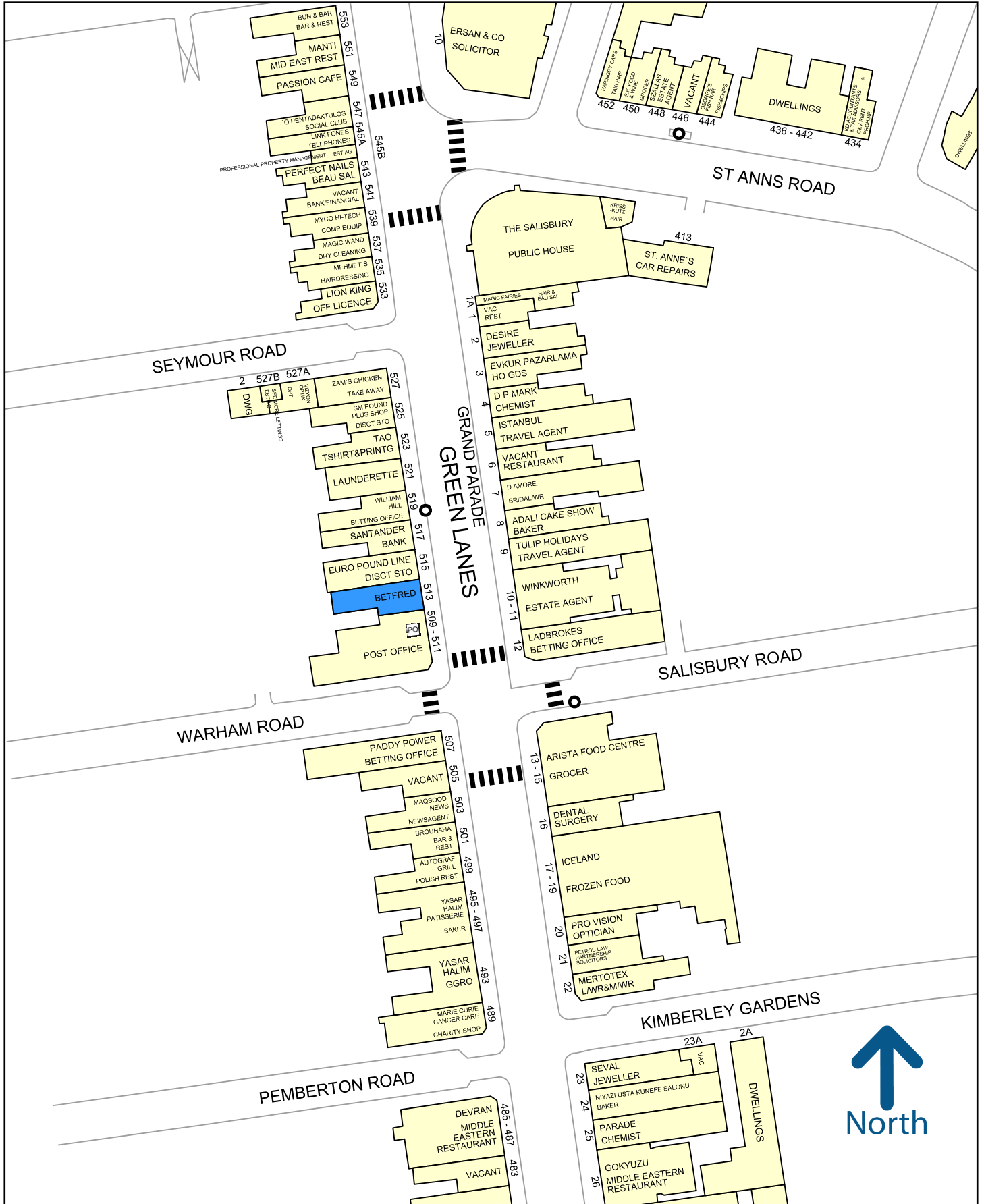
Available upon request.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Contact

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50 metres

Experian Goad Plan Created: 14/09/2016
Created By: Kitchen LaFrenais Morgan

