



## Modern Hair Salon In Finchley

### Lease & Business For Sale

335 sq ft (31 M<sup>2</sup>)

268 Regents Park Road, Finchley, N3 3HN

**Location:** The unit is located in a parade of shops on the busy A598 which connects Finchley with Temple Fortune, close to its junction with East End Road. Nearby traders include China Town Restaurant, Finchley Off Licence and Muttley Crew Dog Groomers.

**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

**Accommodation:**

Internal Width:	3.7 m	
Retail Depth:	6.0 m	
Front Retail Area:	22.2 m <sup>2</sup>	
Treatment Room	6.6 m <sup>2</sup>	
Kitchenette	2.3 m <sup>2</sup>	
<b>Total:</b>	<b>31.1m<sup>2</sup></b>	<b>335 sq ft</b>

**Amenities:**

Good Decorative Order	Security Shutter	4 Cutting Positions
Rear WC & Kitchenette	On Street Parking	2 Wash Positions
Wood Flooring	LED Lighting	

**Leasehold:**

A new lease will be granted by arrangement, on full repairing and insuring terms with periodic rent review pattern.

**Rent:**

**£13,800 p.a.x. Vat is not applicable.**

**Price:**

A premium of £40,000 is sought for the lease, goodwill, fixtures and fittings

**Business Rates: TBC****Rent Deposit:**

The Landlord will require a security deposit of between 3-6 month's rent dependent upon covenant strength.

**EPC**

EPC rating is C - 70

**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)



**References:**

A charge of £250.00 plus VAT (£300.00) is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been applied for, whether or not they are accepted by the Landlord.

**Legal Costs:** Each party is to pay their own legal costs. The assignor and assignee to share the Landlord's costs in granting Licence to assign.

**N.B.**

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

**Tel:** 0207 286 8363    **Email:** [gh@threeh.co.uk](mailto:gh@threeh.co.uk)

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE  
Registered Number 6580681 (England & Wales)

