



## 2 GOLDERS GREEN ROAD LONDON

### DESCRIPTION & LOCATION

The property sits in close proximity to Golders Green Underground station (Northern Line) and the Finchley Road Bus Station, immediately adjacent to **Gails** and other occupiers close by include **Nationwide, Costa, Starbucks, Caffé Nero** and **NatWest Bank**.

### ACCOMMODATION

The premises are arranged over Ground Floor and comprise the following approximate floor areas:

Ground Floor Sales	1,220 sq ft	113.34 sq m
Ground Floor Ancillary	177 sq ft	16.44 sq m

### TERMS

The property is available by way of a new FRI lease, terms to be agreed.

### RENTAL

On application.

### BUSINESS RATES

Rateable Value 2023	£52,500
Rates Payable 2023/2024	£26,880

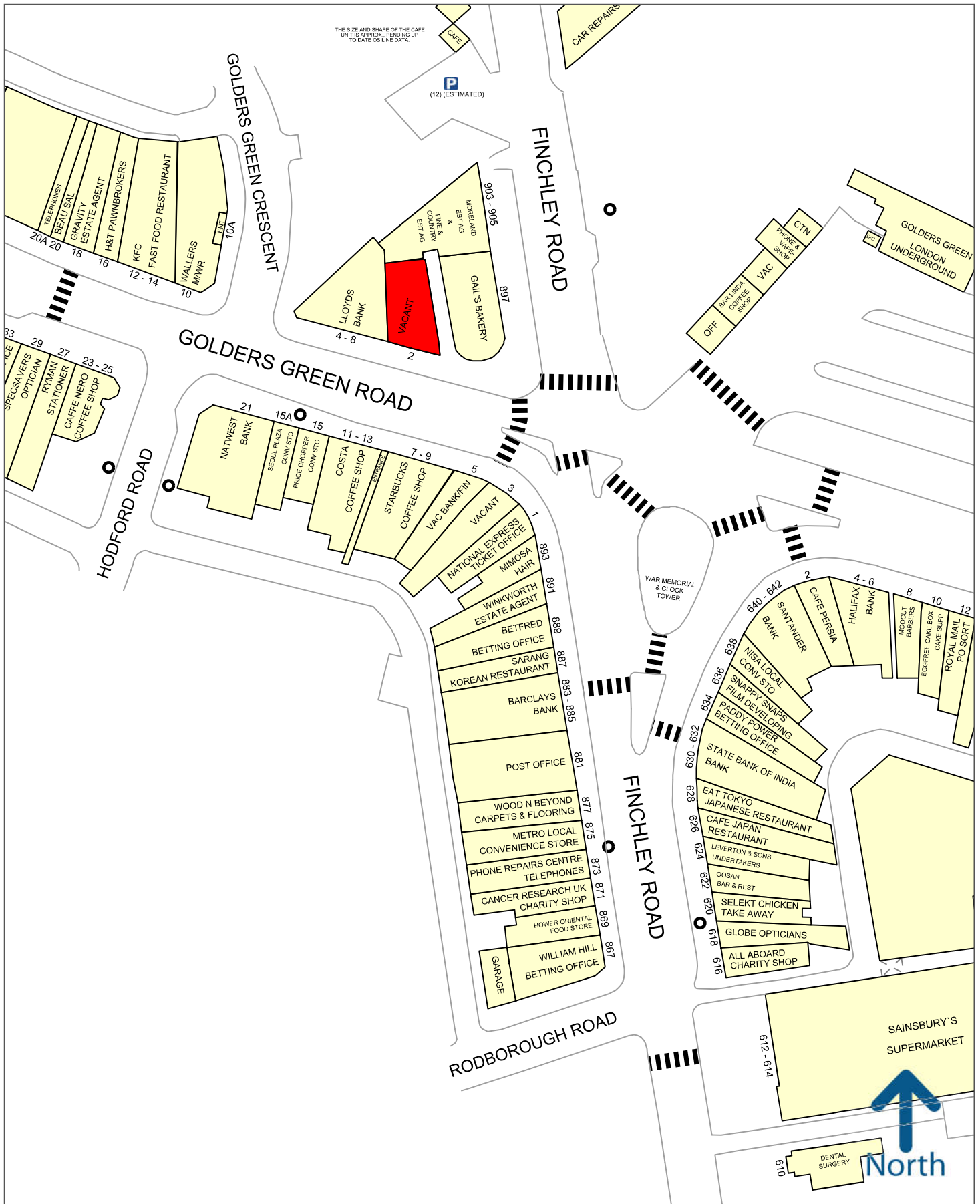
Interested parties are advised to check with the local rating authority.

### EPC

The property has an EPC Rating of D-82.

### FURTHER INFORMATION

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50 metres

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