



# Prominent Retail Showroom To Let - North Finchley N12

Suitable for alternative uses STPP

GILMARTIN LEY

Unit Ru3, Tally Ho Corner  
711 High Road,

LONDON, N12 0BP



### Area

Net Internal Area: 229 sq.m. (2,460 sq.ft.)

### Rent

£61,500 per annum (approx. £5,125 monthly) subject to contract

### Property Description

The subject property comprises a predominantly open plan retail showroom, which was formerly occupied by Bathstore.

The property benefits from a generous floor to ceiling height (3.52 metres) an extensive floor to ceiling glass frontage providing exceptional natural light and WC designed for disable access.

Loading for the unit is via secure metal folding doors to the rear of the unit, which leads on to a communal loading bay, which is accessed from the nearside lane of the bus garage entry. There are two loading spaces for trucks which access onto a raised loading dock at the same level as the unit.

This property may be suitable for a number of alternative uses STPP.

- > Prominent ground floor retail showroom suitable for a number of alternative uses STPP
- > Net internal area: 228.59 square metres (2,461 square feet)
- > Affluent North London Location
- > Generous floor to ceiling height: 3.52 metres
- > Excellent natural light from the floor to ceiling glass frontage
- > Excellent transport communications
- > Less than 30 minutes journey time from West Finchley Station (Northern Line) to the West End and the City
- > Only 1.28 kilometres (0.8 miles) from the A406 North Circular Road



Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	228.59	2,460	



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## Property Location

The property occupies a highly visible position on Tally Ho Corner, on the High Road (A1000), just north of the junction with Kingsway and Woodhouse Road.

Tally Ho Corner is the focal point of North Finchley. Other occupiers on Tally Ho Corner include PureGym, Aldi, Paddy Power, The Tally Ho public house and 'ArtsDepot' a circa 400 seat theatre.

The area provides an abundance of leisure, shopping & entertainment facilities, in addition to the numerous bars & restaurants, which all generate trade from the affluent local community. Argos, Greggs, McDonald's, Waterstones, Boots, HSBC, Ladbrokes, Starbucks and David Lloyd are amongst a number of local retailers all being located close to the subject property.

The location has superb travel and communication links being located only 1.28 kilometres (0.8 miles) north of the A406 North Circular Road and 8.02 kilometres (4.98 miles) south of the M25.

West Finchley London Underground Station (Northern Line) is only 0.91 kilometres (0.57 miles) to the west, which providing frequent direct services to Tottenham Court Road Station, with a travel time of 24 minutes and Bank Station, with a travel time of 30 minutes.

The property is only 50 metres from the North Finchley Bus Station, providing easy access to the numerous services running along the High Road and surrounding area.

**2017 Rateable Value** £78000.00

**Estimated Rates Payable** £38454 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** New full repairing and insuring lease for a term to be agreed.

**Legal Fees:** Each party is to bear its own legal fees

**Local Authority:** London Borough of Barnet

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/27861>  
Energy Performance Certificate  
Floor Plan

**Last Updated:** 30 Jul 2021

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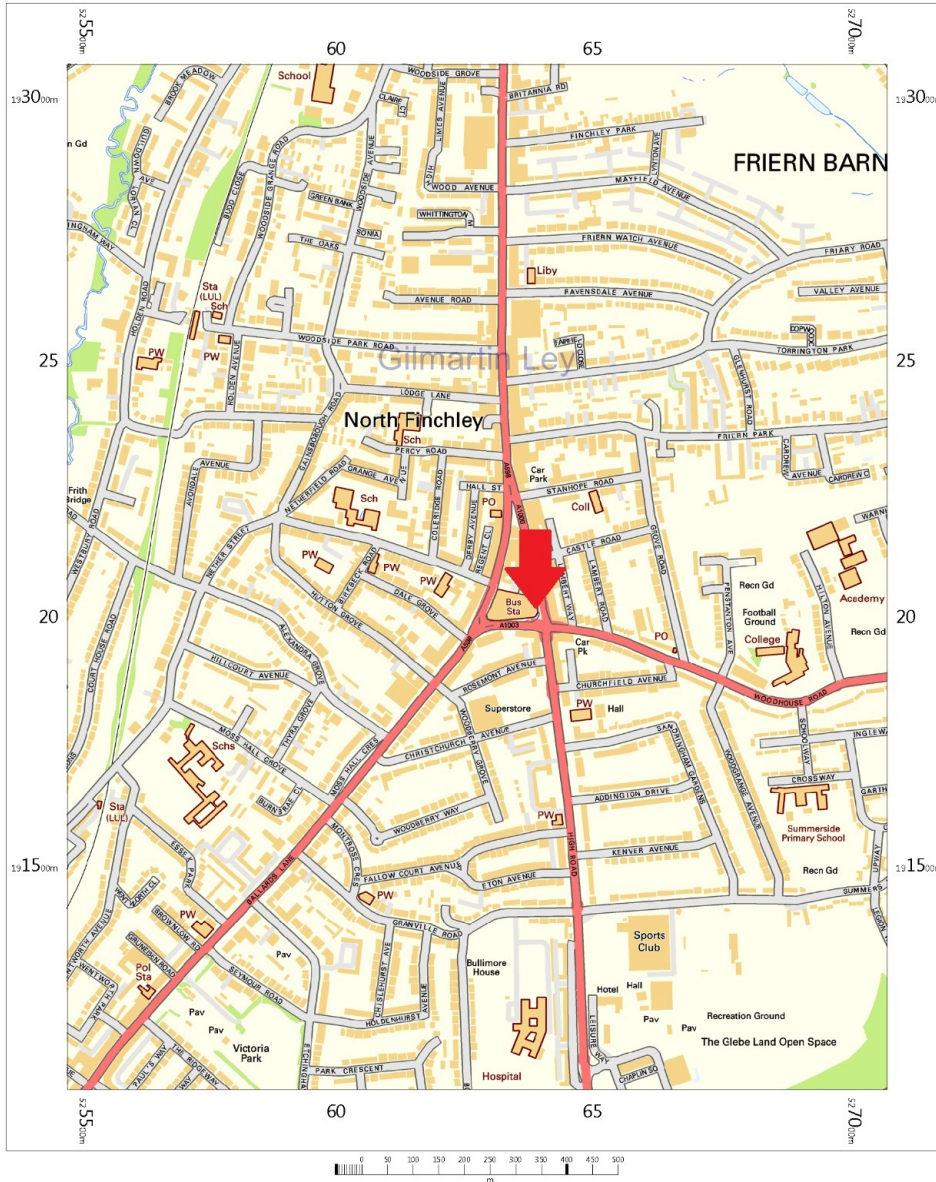


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Our ref: 27861

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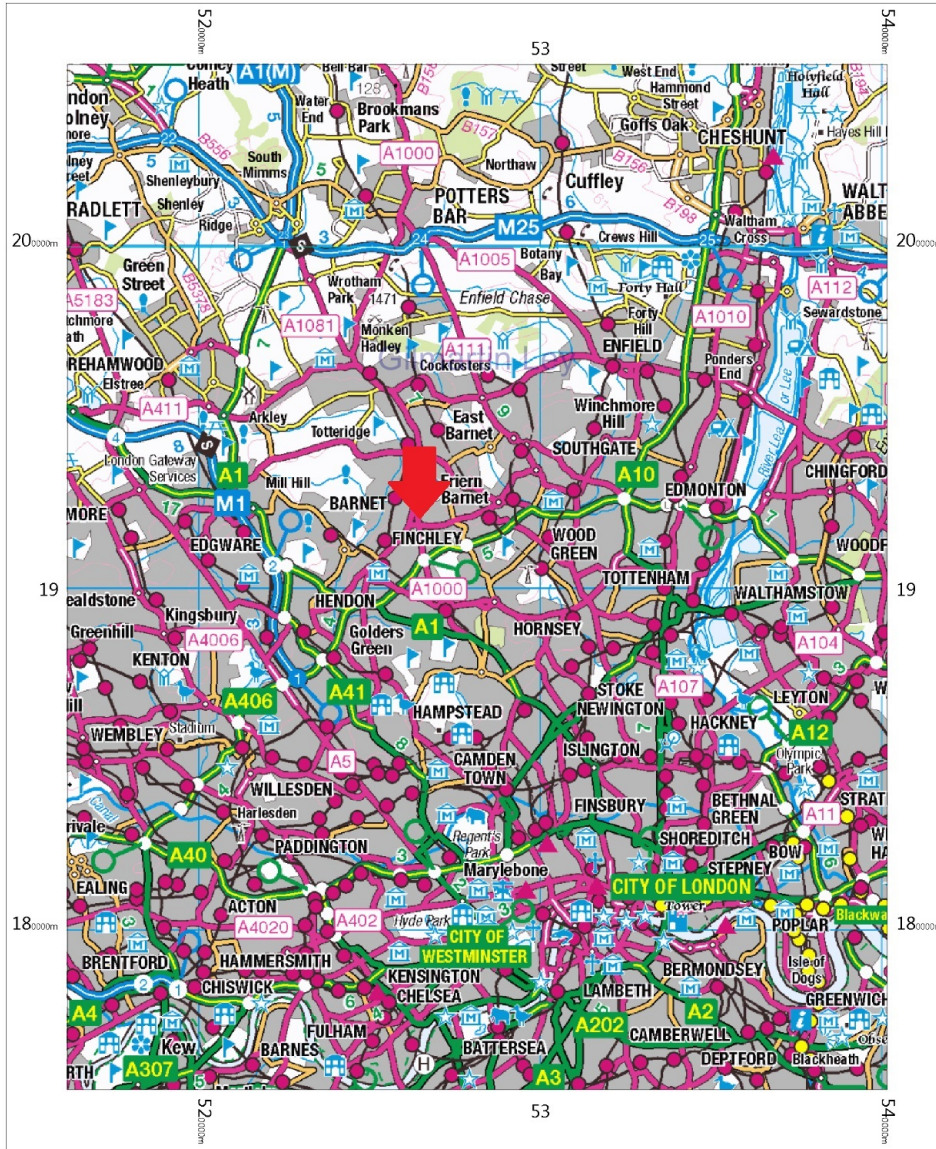


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