

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



## **PRIME RETAIL UNIT TO LET OPPOSITE GOLDERS GREEN STATION**



**24 NORTH END ROAD, GOLDERS GREEN,  
LONDON, NW11**

**A1 or other use subject to planning**

**LOCATION**

The property is located on the south side of North End Road, close to its junction with Golders Green Road and opposite to Golders Green bus station and underground station (northern line).

The street is a busy thoroughfare with a wide variety of retailers and restaurants close by including Sainsbury's, Boots, Costa Coffee and Café Nero.

**ACCOMMODATION**

The property comprises a ground floor retail unit having an approximate total floor area of 684 sq ft. It is currently configured as a reception area and a number of cubicles previously used for beauty and massage purposes. There is a small kitchen area to the rear of the property together with rear access for loading and one designated private car parking space.

**AMENITIES**

- \* Spacious retail unit in prominent sought-after location
- \* A1 retail use (or other use subject to planning)
- \* New flexible lease

**LEASE**

The property is available on a new lease on terms by arrangement

**RENT**

£28,000 per annum exclusive.

**RATES**

RV £21,250

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

By appointment through Wiltshire Daniels

Contact Daniel Isaacs on 020 7529 5559

email: [dbi@wiltshiredaniels.com](mailto:dbi@wiltshiredaniels.com)