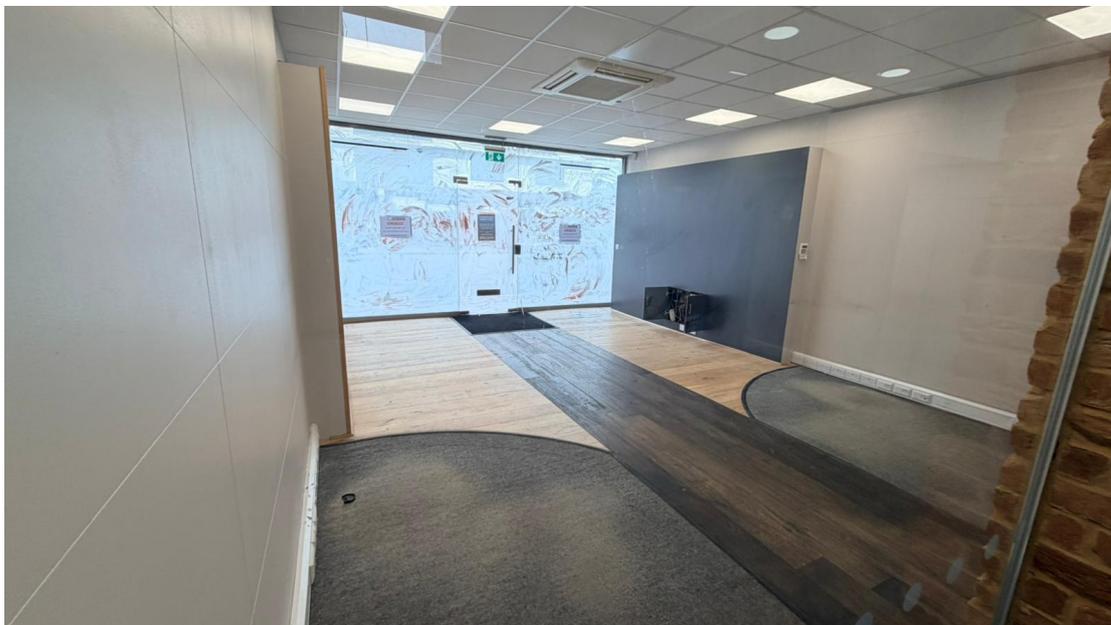


SHOP TO LET

Rent in region of £30,000 per annum



**344 Regents Park Road
Finchley Central, N3 2LJ**

As an accredited agent we are members of

LOCATION:

The property is situated in a prominent position on Regents Park Road yards from Finchley Central Underground Station.

The parade is part of a variety of businesses which includes beautician, estate agency, accountants opposite Travelodge hotel and Sainsbury's local along with other retailers.

DESCRIPTION:

Ground floor lock up shop/office with WC and Kitchenette.

USE:

The property is class E. Rely on your own search.

PROPERTY:

Total ground floor: **858 sq ft** + additional basement and loft

TENURE:

The property is to be let on a new FRI lease with a rent in region of **£30,000** pax.

LEGAL COSTS:

Both parties' legal costs are to be borne by the ingoing tenant.

RATEABLE VALUE:

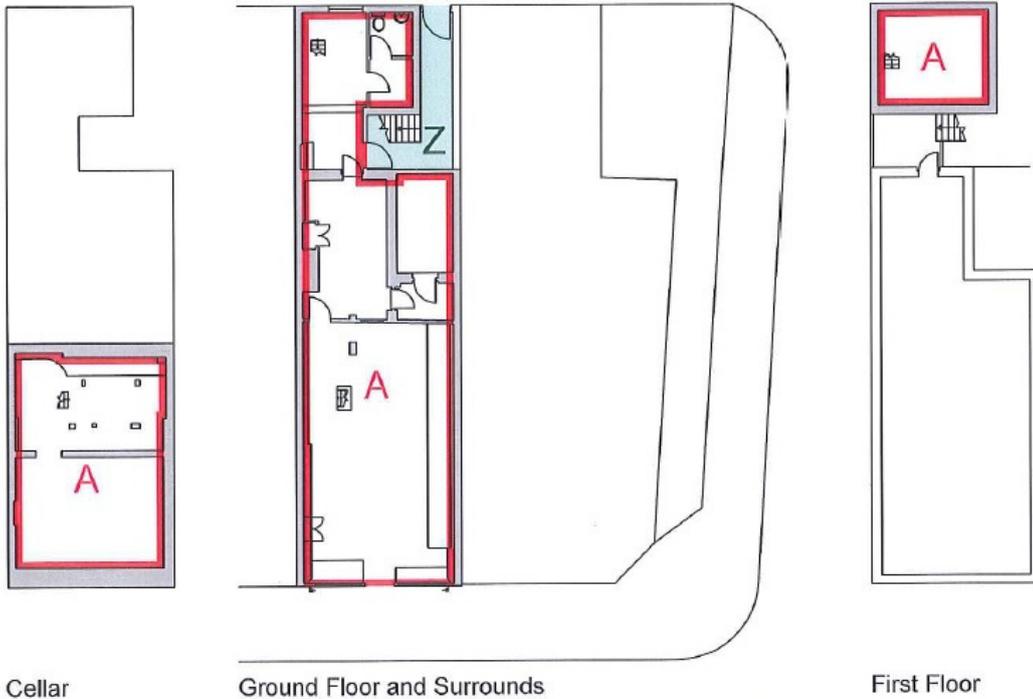
Rateable Value from 1st April 2026: £25,750. The premises may be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

EPC: "D" TBC

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FLOOR PLAN:



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending occupier/purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy

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