RETAIL UNIT CLASS E LEASE FOR SALE - VIEWINGS STRICTLY BY APPOINTMENT ONLY

# 27 TEMPLE FORTUNE PARADE
# LONDON NW11 0GX

bf
brasier freeth

# TEMPLE FORTUNE PARADE LONDON
NW11 0GX



## LOCATION

Temple Fortune is one of North West London's most affluent and established suburban retail destinations, benefiting from a wealthy catchment, excellent transport connectivity and a vibrant mix of national and independent retailers, including Waitrose, Marks & Spencer Food Hall (with parking), Gails, Holland & Barrett, Boots amongst other.

## DESCRIPTION

The shop is suitable for a variety of uses, it is currently configured as a café.

## ACCOMMODATION

The property is arranged over ground floor, with the following approximate areas:

| *Floor* | *Sq.m* | *Sq.ft* |
|---|---|---|
| *Ground Floor* | 126.90 | 1,366 |
| *First Floor* | 34.90 | 376 |

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## LEASE

Held on a FRI lease due to expire 28 June 2027, held inside the Landlord and Tenant Act 1954.

## PASSING RENT

£55,000 per annum exclusive.

## TERMS

Offers invited for a lease assignment. Alternatively, consideration maybe given to a new lease, further details available upon request.

## EPC

Further details available upon request.

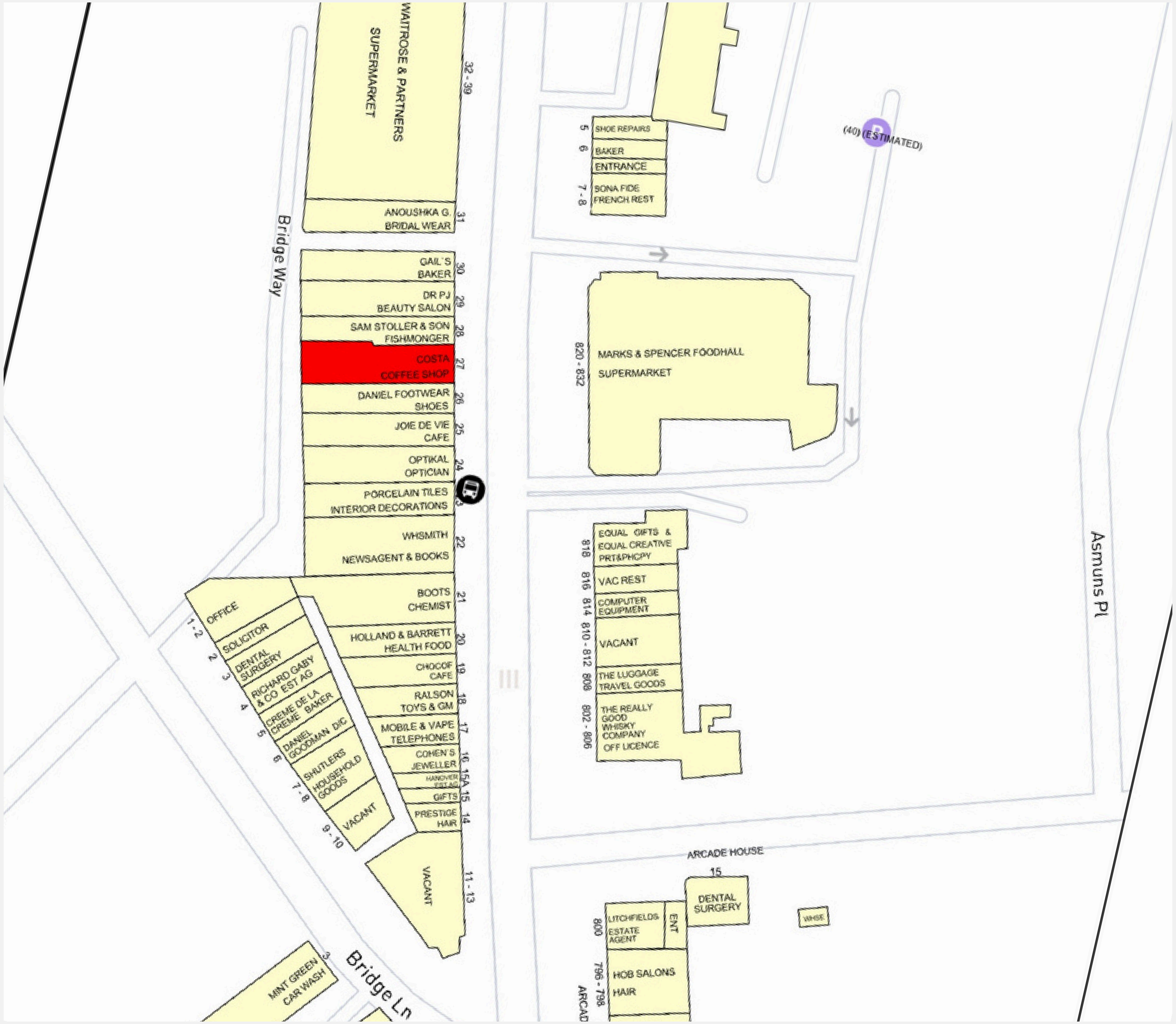
## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £53,000.

For rates payable please refer to the Local Charging Authority, London Borough of Barnet - 020 8359 2000.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



# CONTACT

GET IN TOUCH

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## *Viewings - Please note*

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.