

**Belmont Parade, Temple Fortune, NW11 £17,000 Per Annum Subject to contract**

A prominent location opposite Waitrose and Next to Mark & Spencer - Prime location in Temple Fortune

Great retail unit - low outgoings - office ( STPP )

Class E retail unit, with rear storage/shower room.

Offering circa 418 sq ft with a 60 sq ft rear shower room.

## Property Overview

Overall Size -- 418 Sq ft ( plus 60 ft Storage )

Depth -- 25.06 ft

Width -- 11.06 ft

Lease -- Circa 6 years

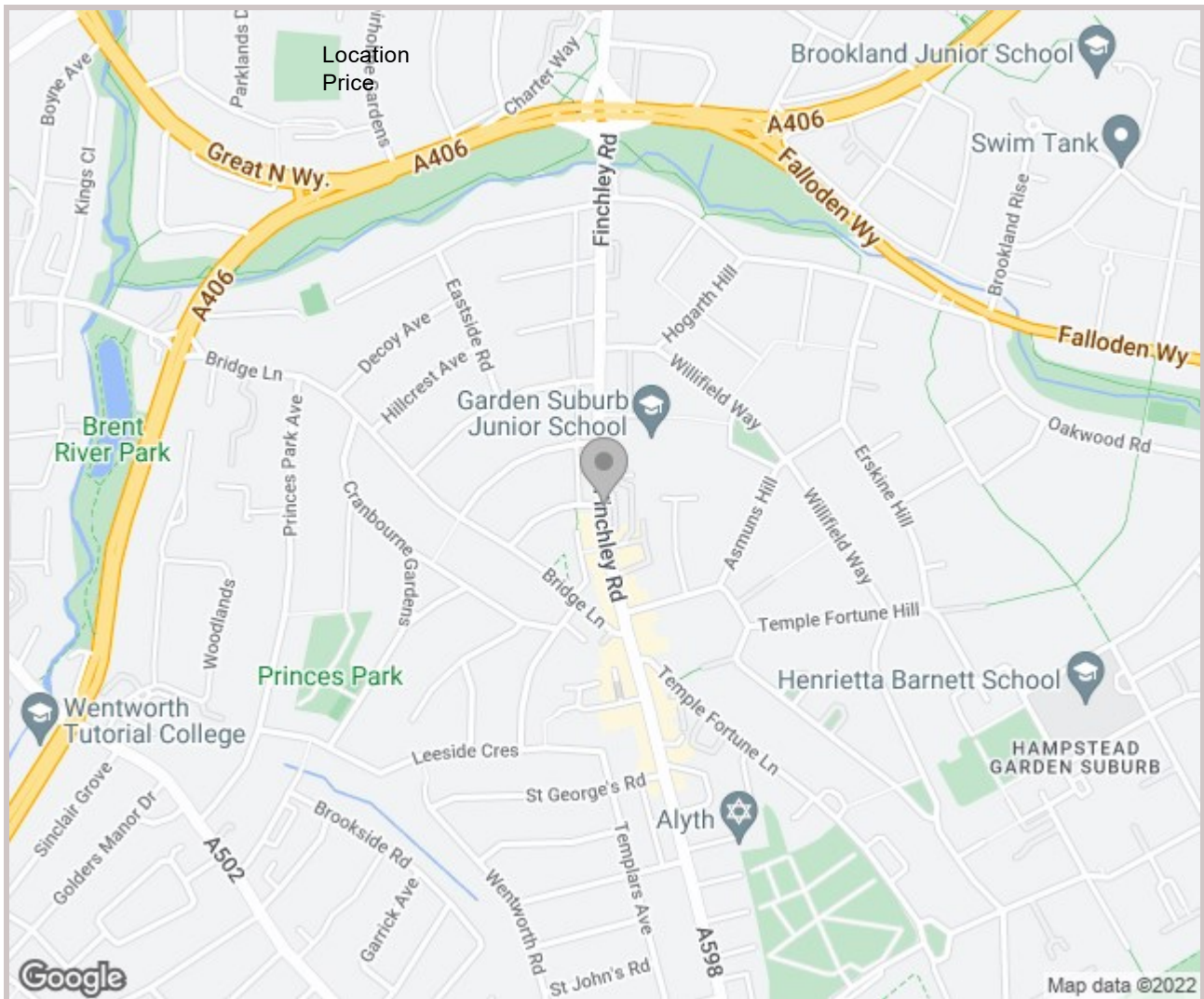
Premium -- £10,000

Business rates -- £5,000 approx

Use Class -- A1 retail

Council -- Barnet

- Prime Location
- Window Frontage
- Under-lease
- Rear Storage
- Ground floor
- Class E Retail



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).