

Draft Particulars Only

Ground Floor Lock-Up Shop
TO LET

**20 TEMPLE FORTUNE PARADE
FINCHLEY ROAD
LONDON
NW11 0QS**



Location: Temple Fortune Parade is the main road running north to south through Temple Fortune from Golders Green to North Circular Road (A406). The property occupies a prominent position on same parade as Waitrose, with nearby retailers including M& S Foods, Gails, Costa Coffee, WH Smith, and Boots.

Description: Bright and airy ground floor retail unit approx. 1,100 sqft, with Class E use. The property will be offered with full vacant possession and a new FR&I lease to be granted, terms to be agreed.

The property would suit a variety of users and occupiers.

An early viewing is strongly advised.

TERMS:

Rent: £37,500 pax

Business Rates: Rateable Value for 2023/24 is set at £39,750pa.
All interested parties should make their own enquiries either via London Borough of Barnet or via www.voa.gov.uk.

EPC: C (53) rating, valid until 22/10/33

Legal Costs: Each party to be responsible for their own legal costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only through owners agents Grovelands 020 8731 9777 www.grovelands.net

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