

## Retail Shop To Let 25 Temple Fortune Parade Temple Fortune, London NW11 0QS

**725 ft<sup>2</sup>      67.29 m<sup>2</sup>**



Temple Fortune is located to the North of Golders Green between Golders Green Station and the North Circular Road.

The area is popular with retail customers attracted by the presence of both Marks & Spencer and Waitrose Supermarkets and the range of national and independent retails including W. H Smiths, Boots, Magnets and a variety of independent fashion retailers, coffee shops such as Costa Coffee, Gail's, Fishmongers, Bakeries.



## Description

A self-contained retail property.

## Dimensions & Areas

Net Frontage	15ft	10ins	4.82 m
Internal Width	15ft	10ins	4.82 m
Shop Floor Depth	47ft	11ins	4.6 m
Ground Floor Area	746 ft <sup>2</sup>		69.3 m <sup>2</sup>

**Rent** £42,500 pax

## Lease

A full repairing and insuring lease for a term of 10 year subject to an upward only rent review at the 5<sup>th</sup> year



## Business Rates

Rateable Value	£41,500
UBR (2018/19)	48.0

**Energy Performance Certificate** To be assessed

## Costs

The parties will be responsible for their own legal costs.

## Inspections

Arranged strictly through this office

**020 8445 8808**

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