

22 TEMPLE FORTUNE PARADE, LONDON NW11 0QS



LOCATION

Temple Fortune is a densely populated residential area of North West London, concentrated around **Finchley Road** in the London Borough of Barnet which is one of the fastest growing boroughs in London. It is estimated that there is a catchment population of over **250,000 people** within a ten minute drive time.

The affluence of the immediate catchment population is evidenced by the continued success of the **M&S Simply Food Store** and the **Waitrose Supermarket** which is one of the oldest in the country. The premises are also adjacent to **Boots** and other established retailers.

DESCRIPTION

The premises comprise a single level retail unit with rear vehicular accessed loading. The retail unit benefits from being one of the few properties in the prime location of Temple Fortune which is double fronted, with a net **frontage** of over **33ft** and extending to a **ground floor area** of **2,800 sq ft** (260.13 sq m).

LEASE

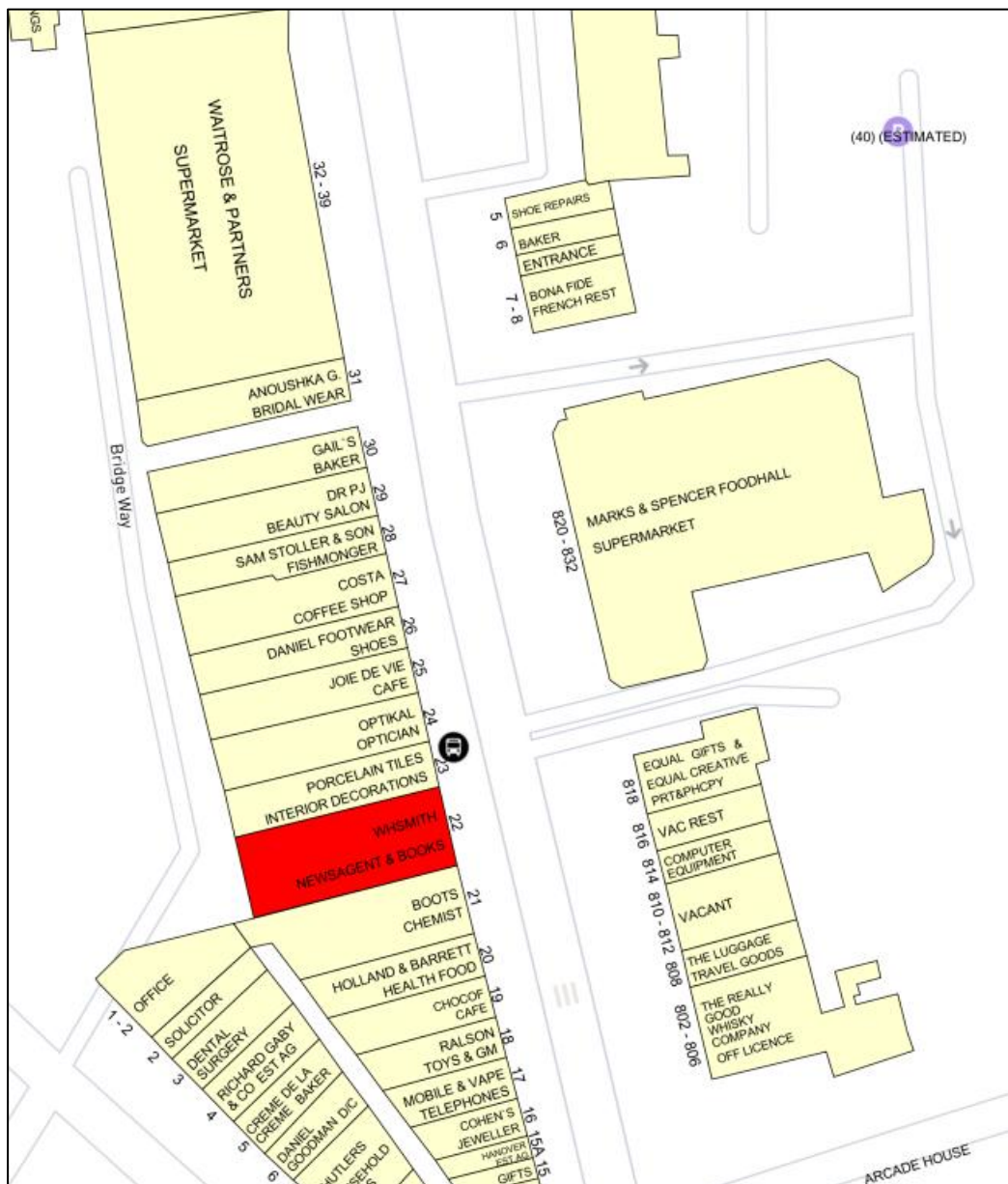
A new lease for a term to be agreed outside of the Landlord & Tenant Act.

RENT

Upon Application.

RATEABLE VALUE

£96,500



For Further Details
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Misrepresentation Act: These details are intended to give a fair description of the property and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All measurements are approximate and no responsibility is taken for any error or omission. These details do not constitute part of an offer or contract.