



RESTAURANT PROPERTY

Lease available

Temple Fortune A3 Opportunity

Prominent Location with Double-Front



Temple Fortune A3 Opportunity

Prominent Location with Double-Front

1 Belmont Parade, Temple Fortune, London NW11 6XP

Approx 2,641 sq ft

Location

The premises occupy a prominent position along the main high street, diagonally opposite Natwest. Waitrose and M&S Foodhall are within close proximity.

Nearby

Waitrose

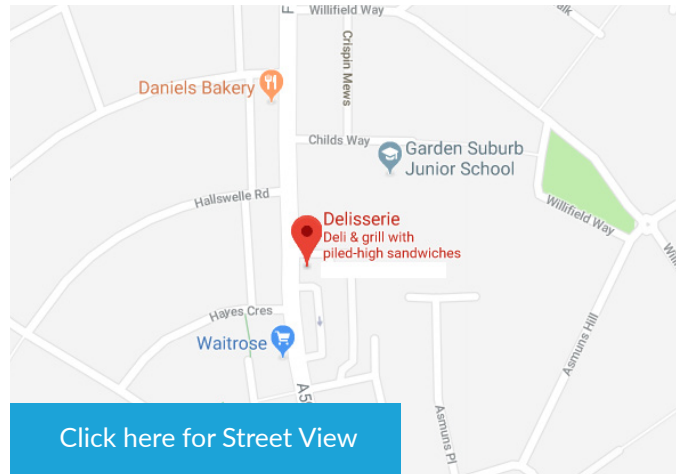


NatWest



Temple Fortune A3 Opportunity

Prominent Location with Double-Front



[Click here for Street View](#)

Accommodation

Comprising ground floor, providing approximately 150 covers, over the following areas:

| | |
|----------------------------|-------------------------------------|
| Ground Floor | 2,641 sq ft |
| Total Internal Area | 2,641 sq ft (245.40 sq m) |

Rates

We understand that the property is assessed as follows.

| | |
|------------------------|----------------|
| Rateable Value | £47,550 |
| Payable 2018/19 | £22,824 |

Interested parties are advised to verify with the Local Rating Authority.

Lease

A new Full Repairing & Insuring lease is available, on terms to be agreed, with a guide rent of £75,000 per annum, exclusive of all outgoings.

The long-leasehold (virtual freehold) interest may be available. Price On Application.

EPC

An Energy Performance Certificate is available upon request.

Licence

Sale of Alcohol: Mon-Sat 12am (11:30pm Sun)

Legal costs

Each party to be responsible for payment of their own costs.

Premium

£125,000, for the benefit of the leasehold interest. Fixtures and fittings to be agreed.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

| | |
|--|--|
| Theo Benedyk | Emma Cousins of CDG |
| DD: 020 7009 0486 | 020 7100 5520 |
| tb@lewisraig.co.uk | emma@cdgleisure.com |

Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.