



RESTAURANT PROPERTY

Lease available

## Temple Fortune A3 Opportunity

Prominent Location with Double-Front



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**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**

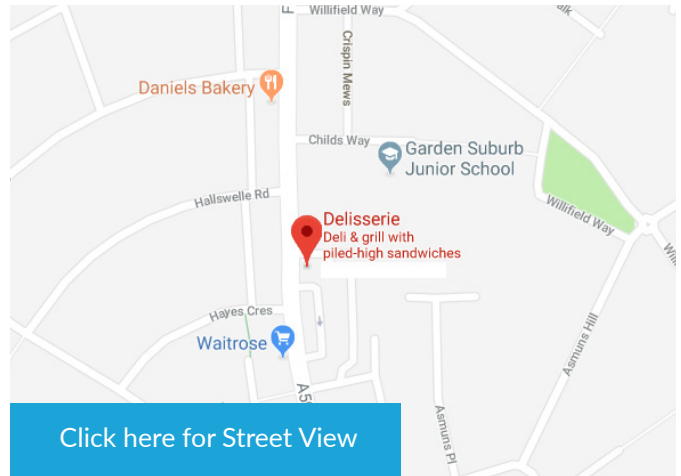


**NatWest**



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[Click here for Street View](#)

### Accommodation

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

Ground Floor	2,641 sq ft
<b>Total Internal Area</b>	<b>2,641 sq ft</b> (245.40 sq m)

### Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£47,550</b>
<b>Payable 2018/19</b>	<b>£22,824</b>

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 £80,000 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**

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