



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

RETAIL UNIT TO LET
14 MONKVILLE PARADE
Finchley Road
London, NW11 0AL – 455 ft²
RECENTLY REFURBISHED AVAILABLE IMMEDIATELY

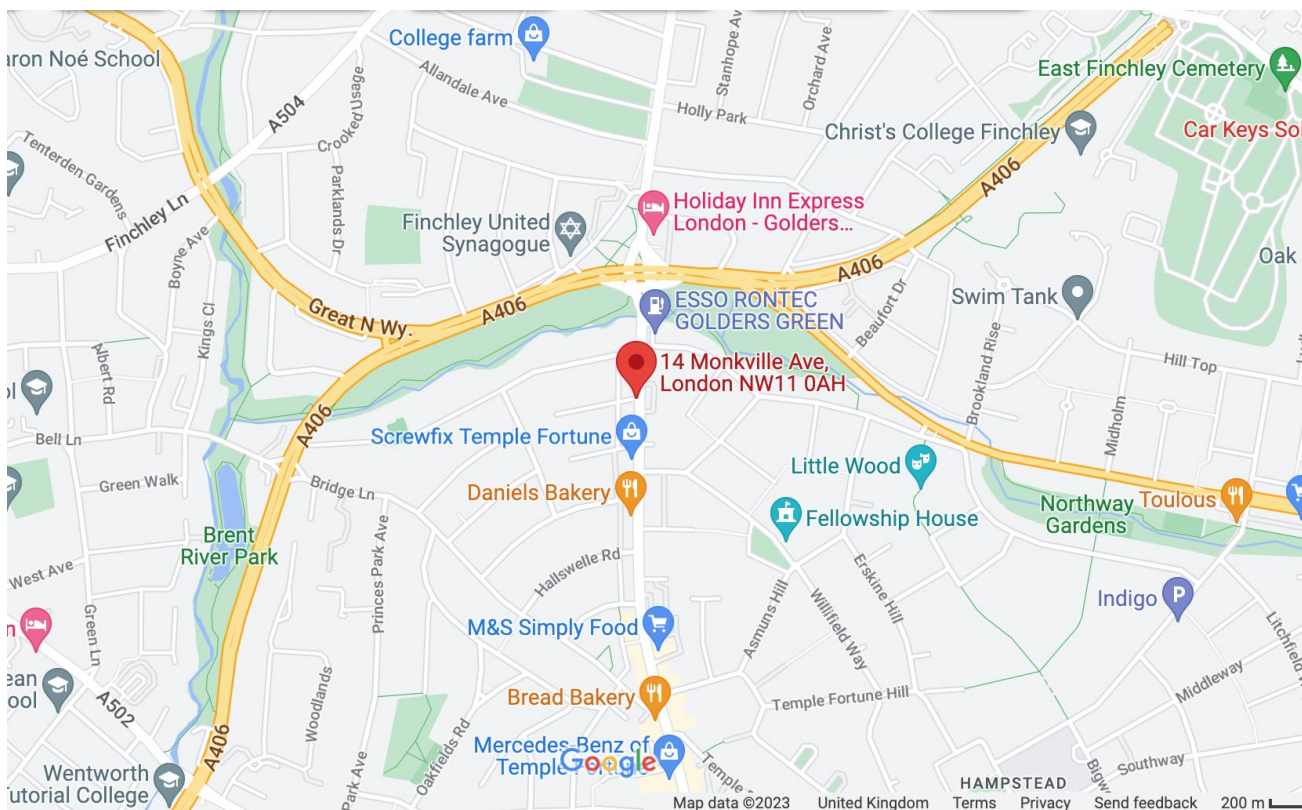


HIGHLIGHTS

- Located Temple Fortune, an affluent North London Suburb
- Situated next to Atari-Ya, Japanese sushi bar and supermarket
- Newly refurbished space with brand new shop front
- Available immediately

LOCATION

Monkville Parade is prominently situated at the North end of Finchley Road (A598), just south of the North Circular Road and 1.10 miles north of Golders Green underground station (Northern Line).



The Property is situated opposite Montrose Court, and close to the junction with Hurstwood Road. Other nearby occupiers include Atari-Ya Food, Nail Works, Sew Alterations Fast and Lavash.

DESCRIPTION

The Property is arranged over ground floor and comprises a sales area with WC facilities to the rear. It benefits from a fully glazed frontage and a security roller shutter door.

There is a commercial yard to the rear of the Property that can be used for deliveries.

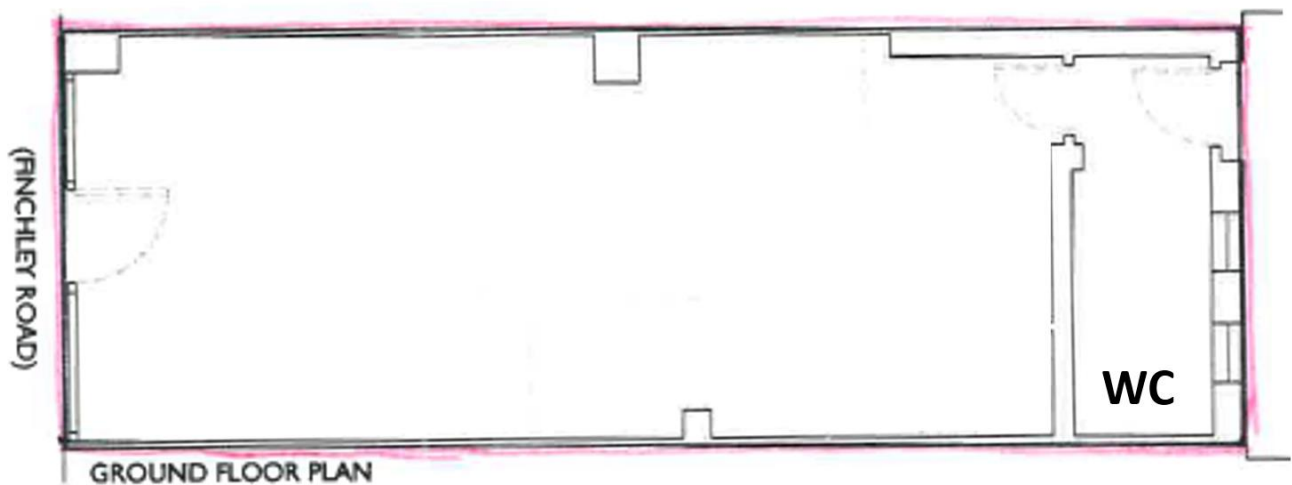
Unit	FT ²	M ²	Quoting Rent
Area NIA	455	42.83	£25,000 per annum
Total (NIA)	455	42.27	

The Property was most recently trading as a dry cleaner and would be suited to a variety of other businesses within the Class E planning use.

LEASE

To be let by way of new lease direct from the Landlord.


Planning Use	EPC	2023 RV	VAT
Class E	Rating C (Expires 1 st November 2032)	£16,250	Not Elected



For more information or to arrange a viewing, please contact:

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