

## CONVENIENCE STORE LEASE FOR SALE



### BELMONT CIRCLE, HARROW, MIDDLESEX HA3 687 SQ FT (63.82 SQ M)

- Location:** Situated on Station Parade, Belmont Circle, Harrow, Middlesex.
- Description:** Comprising an established fully fitted convenience store and mini mart with off licence. The business sells various household goods and groceries. Available as a trading going concern with all fixtures, fittings and equipment.
- Areas:**
- |                      |          |
|----------------------|----------|
| Frontage             | 16'      |
| Width                | 15'      |
| Depth                | 35'      |
| Ancillary kitchen/WC | 18' x 9' |
- Lease:** Available on a new Lease at £11,000 pa.
- Terms:** £45,000 is sought for the goodwill, fixtures, fittings and equipment plus stock at valuation.

**Business Rates:** London Borough of Harrow. Rates payable approximately £2,190 pa payable for 2009/2010. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**