

SHOPS

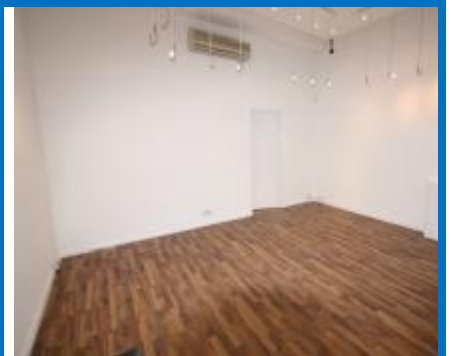


(Ref No. 023106)

FINCHLEY ROAD, TEMPLE FORTUNE, NW11
SHOP - **IDEAL BOUTIQUE/GIFT SHOP**
TO LET
316 SQ FT

NEW

- *Small lock up shop
- *Arranged as 2 areas but could be opened to create one space
- *Benefits from laminate wooden flooring, air conditioning, LV lighting, electric shutters & alarm system
- *Held on a FRI Lease with 18 months remaining at £15,000 pa**



(Ref No. 022786)

CHURCH ROAD, HENDON NW4
SHOP WITH A1 USE
TO LET
548.91 SQ FT

NEW

- *Lock up shop which has previously been used as a cafe/coffee shop
- *Suitable for a variety of uses
- *Fitted with electric roller shutters and modern shop front
- *Benefits from suspended ceiling, wooden floor & air conditioning
- *Available on a new FRI Lease at £15,500 pa**



(Ref No. 023103)

SHENLEY ROAD, BOREHAMWOOD, HERTS WD6
A1/A2 SHOP
(SUITABLE FOR A BOOKMAKERS)
TO LET
473 SQ FT

NEW

- *A1/A2 use lock up shop
- *Arranged as main retail area with some small partitioned offices
- *Plus rear storage area, kitchenette and WC
- *Available on a new Lease at £15,000 pa**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023101)

NEW

**LANARK PLACE, MAIDA VALE, LONDON W9
A1/A2 SHOP
TO LET
269 SQ FT**

- *Lock up shop which we understand has both A1 and A2 use
- *The premises would be suitable for a boutique, gift shop or Estate Agent or possibly other trades
- *Available on a new FRI Lease at £12,750 pa

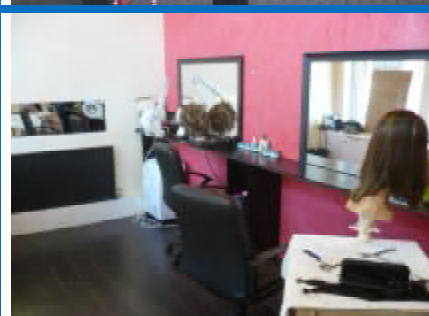


(Ref No. 023102)

NEW

**BRENT STREET, HENDON, NW4
D1/A1/OFFICE SPACE
LEASE TO ASSIGN
580 SQ FT**

- *1st floor space with retail, surgery and office use
- *The space has been divided to provide 5 separate rooms, plus reception area
- *3 of the rooms have a wash hand basin
- *Held on a 10 year Lease from December 21010 at £9,250 pa



(Ref No. 023098)

NEW

**HIGH STREET, SOUTHGATE, N14
DELI/CAFE
LEASE FOR SALE
312 SQ FT**

- *Deli/cafe with 10 covers
- *Scope to increase turnover by opening additional hours
- *Offered for sale with all fixtures, fittings & equipment
- *Plus stock at valuation.
- *Held on an FRI Lease with 4 years remaining at £13,500 pa
- *A premium of £20,000 sought



(Ref No. 023099)

NEW

**FINCHLEY ROAD, TEMPLE FORTUNE NW11
FULLY FITTED BOUTIQUE
LEASE FOR SALE
605 SQ FT**

- *Newly fitted boutique completed to a high standard
- *With partitioned dressing rooms, kitchenette & WC
- *Plus ceramic floor, air conditioning, security alarm and electric shutters
- *Held on a 10 year FRI Lease from May 2011 at £18,750 pa
- *£29,995 sought including fixtures and fittings



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023095)

NEW

**JUNCTION ROAD, LONDON N19
HAIR AND BEAUTY BUSINESS
LEASE FOR SALE
APPROX 446 SQ FT**

- *Established hair and beauty business
- *Arranged over ground floor and basement
- *1 styling position, a wash area, plus a screened off beauty area
- *Studio flat in basement accessed by a separate side door or via the shop
- *Held on a 20 year Lease with approx 15 yrs unexpired at £10,400 pa**
- *Premium of £15,000 sought for the goodwill, fixtures & fittings.**



(Ref No. 023094)

**CRAWFORD STREET, LONDON W1H
PROMINENT DOUBLE CORNER SHOP WITH LARGE BASEMENT
LEASE TO ASSIGN
APPROX 1496 SQ FT**

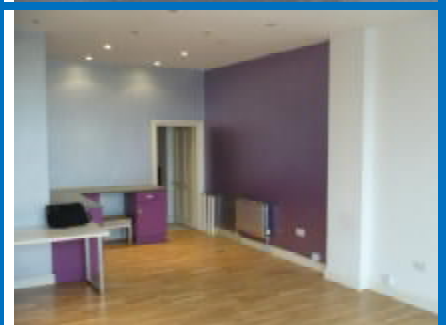
- *2 adjacent shop units that intercommunicate at ground floor level
- *With large basements
- *The premises would suit a variety of trades including showroom and cafe/coffee shop
- *Held on a 10 year Lease from 2010 at £30,500 pa**
- *Premium of £100,000 sought**



(Ref No. 023086)

**BOWES ROAD, SOUTHGATE, LONDON N13
LOCK UP SHOP
TO LET
390.48 SQ FT**

- *Refurbished lock up shop
- *With gas central heating, laminated floor, spot lighting & electric shutters
- *Suitable for a variety of uses, subject to the necessary consents
- *Available on a new Lease for a term to be agreed at £7,500 pa.**



(Ref No. 023087)

**CENTRAL CIRCUS, HENDON NW4
PROMINENT PREMISES **A1 USE ONLY**
TO LET
1252.81 SQ FT**

- *Prominent premises with wrap around frontage
- *Large window areas providing good natural light and display space
- *Premises are arranged over ground floor and basement
- *Available on an existing 10 year Lease from December 2010 at £25,000 pa**
- *Premium of £9,999 sought for the benefit of the Lease**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023083)

**WOODHOUSE ROAD, NORTH FINCHLEY, LONDON N12
SHOP WITH FORECOURT
TO LET
776 SQ FT**

- *Lock up shop with A1 use
- *With large forecourt for parking or retail
- *To the rear is a large garage/store and WC
- *Available on a new FRI Lease at £13,500 pa**



(Ref No. 022772)

**A5 USE APPLIED FOR
WATFORD WAY, HENDON NW4
A2 SHOP/OFFICES
LEASE TO ASSIGN
811 SQ FT**

- *Fully refurbished A2 unit which is being offered with all furnishings
- *Arranged with 2 rooms plus kitchen area and WC
- *Held on a 20 year FRI Lease commencing October 2010 at £16,500 pa**
- *Premium of £30,000 sought for the fixtures, fittings & equipment**



(Ref No. 023078)

**FINCHLEY ROAD, LONDON NW11
A1 LOCK UP SHOP
TO LET
604 SQ FT**

- *A1 use lock up shop with shutters
- *Suitable for a variety of trades and uses
- *Available on a new FRI Lease at £22,000 pa or
*Freehold at £299,000.**



(Ref No. 023075)

**WOODHOUSE ROAD, NORTH FINCHLEY N12
LOCK UP SHOP
TO LET
623 SQ FT**

- *The premise comprises a lock up shop
- *A1 use suitable for a variety of trades
- *Available on a new FRI Lease at £20,000 pa.**



(Ref No. 023070)

**MUNSTER ROAD, FULHAM, LONDON SW6
PROMINENT CORNER SHOP
TO LET
856 SQ FT**

- *Newly refurbished shop premises with a full height basement area
- *The ground floor shop area includes a large disabled WC
- *Benefits from CAT II lighting and suspended ceiling.
- *Available on a new FRI Lease at £19,000 pa.**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023072)

**SNAKES LANE EAST, WOODFORD GREEN, ESSEX IG8
PROMINENT CORNER RETAIL PREMISES
TO LET
892.03 SQ FT**

- *Prominent corner retail premises with return frontage and front forecourt
- *The premises could be substantially extended to the rear & side rear area
- *Available on a new FRI Lease at £25,000 pa.



(Ref No. 023052)

**FINCHLEY ROAD, LONDON NW3
A1 SHOP/CAFE
LEASE FOR SALE
APPROX 1853 SQ FT**

- *Retail premises arranged over ground floor and basement
- *Currently trading as a cafe and fully fitted
- *Would suit a party looking to expand the existing cafe business
- *Also suitable for a new retail business
- *Held on a 10 year FRI Lease from January 2011 at £28,500 pa
- *Premium of £15,000 sought for the benefit of the Lease



(Ref No. 022837)

**PENTONVILLE ROAD, LONDON N1
D1 ALSO B1/RETAIL ACCOMMODATION
TO BE LET OR SOLD
APPROX 3,600 SQ FT**

- *Occupying the lower ground floor of this new development
- *The property is offered in shell and core finish
- *The premises has limited natural light
- *Available on a 999 year lease at a peppercorn ground rent at £425,000
- *Also to be let on a new FRI Lease at £35,000 pa



(Ref No. 023046)

**HORNS ROAD, ILFORD, ESSEX IG2
(A1) SHOP
TO LET
APPROX 969 SQ FT**

- *Retail premises arranged over 1st and 2nd floor
- *The ground floor comprises retail space, plus rear store, kitchen and WC
- *The 1st floor is arranged as 3 separate rooms
- *Available on a new FRI Lease at £14,000 pa



(Ref No. 023043)

**EDGWARE ROAD, LONDON W2
UNIQUE HIGH SECURITY DETACHED COMPLEX
PRESENTLY CAR SHOWROOM
APPROX 9,000 SQ FT AVAILABLE**

- *Substantial detached building planned on ground & 2 upper floors
- *The ground, 1st and 2nd floor currently available
- *Available to let for a term expiring September 2014
- *Ground floor - £35 per sq ft pa
- *1st floors - £20 per sq ft pa



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023042)

**NORTH STREET, ROMFORD, ESSEX RM1
A1 USE – DOUBLE SHOP
LEASE TO ASSIGN/SUB LET
1085 SQ FT**

*2 shops which have been knocked through to create one large space

*Currently arranged as 6 rooms plus WC

*To the front of the premises there is parking on a forecourt for approx 3 vehicles

***Held on a 10 year FRI Lease expiring July 2019 at £20,000 pa.**



(Ref No. 023038)

**WATFORD WAY, HENDON CENTRAL NW4
LOCK UP SHOP
TO LET
736 SQ FT**

*Lock up shop with A1 retail use

*Suitable for a variety of uses, subject to the necessary consents

***Available on a new FRI Lease at £12,000 pa**



(Ref No. 023037)

**WATFORD WAY, HENDON CENTRAL NW4
A1/A2 SHOP
TO LET
1061 SQ FT**

*A1/A2 premise that is deeper and wider than the average shop unit

*Previously used as an office but suitable for a variety of uses

***Available on a new FRI Lease at £15,000 pa**



(Ref No. 023036)

**WATFORD WAY, HENDON CENTRAL NW4
PROMINENT DOUBLE CORNER SHOP
TO LET
2090 SQ FT**

*Substantial double corner unit with parking to the rear

*Currently used for retail use

*Arranged as a mainly open plan area, plus partitioned office & 2 WC's

***Available on a new FRI Lease at £26,000 pa**



(Ref No. 023039)

**DARKES LANE, POTTERS BAR, HERTS EN6
SHOP AND REAR STORE
TO LET
890 SQ FT**

*A1 lock up shop with additional rear single storey storage building

*Can be let together with the shop or separately

*4 parking spaces to the rear

***Available on a new FRI Lease at £18,000 pa**

***The rear store is available separately at £5,000 pa**

***Shop and store available together at £22,000 pa**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 023030)

**BRIDGE STREET, HITCHIN SG5
A1 SHOP PLUS RESIDENTIAL ACCOMMODATION
TO LET
1781 SQ FT**

- *Ground floor shop with 1st and 2nd floor ancillary
- *Plus 3 bed flat above arranged over part 1st and 2nd floors
- *There is also a lock up garage to the rear & 2 parking spaces
- *Available on a new FRI Lease at £29,000 pa



(Ref No. 023027)

**CRICKLEWOOD BROADWAY, LONDON NW2
A1 LOCK UP SHOP
TO LET
421 SQ FT**

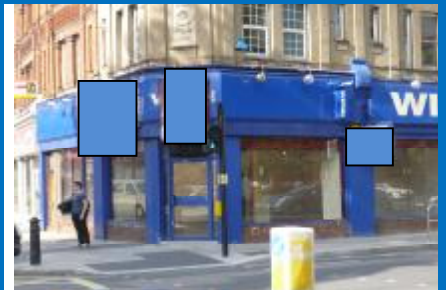
- *A1 lock up shop divided as main shop area with rear section & WC
- *Benefits from an electric shutter, lowered ceiling
- *Modern fluorescent light boxes
- *Available on a new FRI Lease at £15,000 pa
- *An annual license may also be considered



(Ref No. 023019)

**KING STREET, LONDON W6
PROMINENT CORNER RETAIL PREMISES
TO LET
1377 SQ FT**

- *Double fronted corner premises with return frontage to Goldhawk Road.
- *Suitable for a variety of businesses and trades
- *Available on a new FRI Lease at £36,000 pa



(Ref No. 022893)

**KENTON ROAD, MIDDLESEX HA3
CORNER LOCK UP SHOP
TO LET
1,066.41 SQ FT**

- *Corner lock up shop with A1 retail use
- *Benefits from modern suspended ceiling with inset fluorescent lighting
- *There is parking outside the shop
- *Plus additional street parking in the side roads
- *New FRI Lease available at £16,000 pa



(Ref No. 023003)

**GOLDERS GREEN ROAD, LONDON NW11
EXCELLENT DOUBLE SHOP
TO LET
2401 SQ FT**

- *Substantial and prominent premises
- *Refurbished internally offering clear retail space
- *Suspended ceiling and inset fluorescent lighting
- *The premises have A1 retail use
- *Available on a new FRI Lease at £59,995 pa

UNDER OFFER



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022985)

UNDER OFFER

**ST ALBANS ROAD, WATFORD WD17
A1 RETAIL PREMISES WITH RESIDENTIAL UPPER PARTS
FOR SALE**

PLUS ADDITIONAL DEVELOPMENT POTENTIAL

- *A1 retail premises plus 2 x 1 bed flats above
- *Planning consent for a rear 2 storey commercial storage unit
- *Plus office and also to convert the garage to provide basement parking
- *And a further 2 storeys to provide storage/office space
- *Available freehold at £549,950.**



(Ref No. 022976)

**WEST ROAD, SHOEBURYNESSE, ESSEX SS3
A1, A2, A3, A4, A5, D1/RESIDENTIAL PREMISES
WITH DEVELOPMENT POTENTIAL
FOR SALE FREEHOLD
APPROX 2,000 SQ FT**

- *Arranged on ground and 1st floor
- *With 5 ancillary rooms, kitchen & WC on the ground floor
- *1st floor comprise 1 x 2 bed flat and 2 x 1 bed flats
- *Front forecourt and rear yard providing parking for about 10 cars
- *Available Freehold at £750,000 with vacant possession**



(Ref No. 022997)

POSSIBLE A3 USE/REDUCED PREMIUM

**GREEN LANES, PALMERS GREEN, N13
MOROCCAN STYLE CAFE & REAR TERRACE
BUSINESS FOR SALE
1074 SQ FT**

- *Established cafe/coffee shop designed in a Moroccan/Middle Eastern style
- *Courtyard at the rear which is used as a seating area
- *Basement which is used for separate party/group hire
- *The whole business is offered as a going concern.
- *Held on a 5 year FRI Lease from 2009 at £25,000 pa**
- *£55,000 sought for the goodwill, fixtures, fittings & equipment**



(Ref No. 022995)

AVAILABLE

**MYDDLETON ROAD, BOWES PARK, N22 SHOP/OFFICE PREMISES
TO LET
886 SQ FT**

- *Deep refurbished shop with both office and retail use
- *Arranged as an open plan area plus meeting room/office
- *The premises benefit from a laminate wooden floor and gas central heating
- *Plus suspended ceiling and security shutter to the front
- *Available on a new Lease or Licence at £14,000 pa**



(Ref No. 02292)

POSSIBLE A1, A2, A3, A5 USES - STP

UNDER OFFER

**KILBURN LANE, LONDON W10
DOUBLE SHOP
TO LET
747 SQ FT**

- *Double fronted shop suitable for a variety of trades
- *The current planning use is sui generis
- *Available on a new Lease at £24,000 pa**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022966)

AVAILABLE

**AYLMER ROAD, LONDON N2
LOCK UP SHOP
TO LET
747.36 SQ FT**

- *Lock up shop with A1 use situated in the centre of the parade
- *Suitable for a variety of trades, subject to the necessary consents
- *Available on a new FRI Lease at £11,000 pa.**



(Ref No. 022967)

UNDER OFFER

**AYLMER ROAD, LONDON N2 SHOP/OFFICE
TO LET
712 SQ FT**

- *Vacant lock up shop with A1 and A2 use
- *This shop has previously been used as an office
- *It is in a ready to move in condition
- *Available on a new FRI Lease at £11,995 pa**



(Ref No. 022957)

REDUCED PREMIUM

**GOLDERS GREEN ROAD, LONDON NW11
LADIES AND MENS FASHION RETAILER
BUSINESS FOR SALE
906 SQ FT**

- *Fully fitted and established high quality menswear and ladies retailer
- *Premises benefit from air conditioning, alarm, shutters and wooden floor
- *Website included
- *Held on a 12 year FRI Lease from September 2002 at £24,000 pa**
- *Premium of £30,000 sought for goodwill, fixtures, fittings & equipment**



(Ref No. 022948)

REDUCED RENT

**HIGH ROAD, CHADWELL HEATH, ESSEX RM6
SHOP PREMISES – IDEAL FOR BEAUTY BUSINESS
TO LET
595.10 SQ FT**

- *Refurbished shop fitted out as a beauty business
- *With sales reception & nail bar, 3 consulting rooms & staff room/kitchen
- *Premises also benefit from CCTV, alarm, shutter & tiled flooring
- *Available on a new Lease at £13,500 pa**
- *Premium of £5,000 is sought. (Equipment available at extra cost)**



(Ref No. 022947)

REDUCED RENT

**HIGH ROAD, CHADWELL HEATH, ESSEX RM6
SHOP PREMISES – IDEAL FOR HAIRDRESSING
TO LET
596.40 SQ FT**

- *Well fitted shop which is currently trading as a hairdressers
- *Ceramic tiled floors, 3 treatment rooms, 5 stylist positions, 2 backwashes
- *Premises also benefit from CCTV, alarm, staff room/kitchen & WC
- *Available on a new Lease at £13,500 pa**
- *Premium of £5,000 is sought. (Equipment available at extra cost)**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022935)

REDUCED PRICE

**FOREST ROAD, WALTHAMSTOW, E17
SHOP AND UPPER PART
FREEHOLD FOR SALE
RETAIL UNIT 437 SQ FT**

- *Lock up shop with spacious self contained 3-4 bedroom flat above
 - *The shop benefits from a storage area at the rear
 - *Residential comprises 3 bedroom flat
 - *With lounge, dining area/large kitchen, loft space & rear garden
- *£349,000 sought for the Freehold interest with vacant possession**



(Ref No. 022926)

REDUCED RENT

**VIVIAN AVENUE, HENDON, LONDON NW4
(A1) LOCK UP SHOP
TO LET
APPROX 1000 SQ FT**

- *Lock up shop with A1 retail use (formally used as a dry cleaners)
 - *Suitable for a variety of uses, subject to the necessary consents
- *Available on a new Lease for a term to be agreed at £10,000 pa**



(Ref No. 022917)

**PARSON STREET, HENDON NW4
DOUBLE RETAIL/SHOWROOM UNIT
TO LET
764 SQ FT**

- *Double shop unit
 - *Previously used as a showroom for the sale and hire of cars
 - *The premises are suitable for a variety of trades and uses
- *Available on a new sub Lease (up to 14½ years) at £20,000 pa**



(Ref No. 022912)

UNDER OFFER

**NORTHWAYS PARADE, FINCHLEY ROAD, NW3
LOCK UP SHOP
TO LET
388.11 SQ FT**

- *Well located lock up shop with A1 retail use
 - *The premises are suitable for a variety of uses
- *Held on a 10 year FRI Lease from August 2008 at £15,500 pa**
***Premium of £5,000 is sought to include legal costs**



(Ref No. 022908)

**ROMAN ROAD, LONDON E3
LOCK UP SHOP (A1/A2 USE)
TO LET
931 SQ FT**

- *Well located lock up shop with A1/A2 use
 - *The premises comprise 3 partitioned offices & reception area
 - *The lower ground floor consists of an office/boardroom, kitchen & WC
- *Available on a new FRI Lease at £16,500 pa plus VAT.**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022886)

**REGENTS PARK ROAD, PRIMROSE HILL, LONDON NW1
A1 SHOP AND BASEMENT
TO LET
APPROX 1022 SQ FT**

- *Shop and basement plus residential upper part
- *The upper part comprises 2 studio flats which are sold off on long leases
- *The shop is arranged over ground floor & large basement
- *Available on a 10 year Lease at £50,000 pa**



(Ref No. 022894)

A5 USE APPLIED FOR

**TOTTERIDGE LANE, TOTTERIDGE, LONDON N20
A1 RETAIL SHOP/
TO LET – NO PREMIUM
568.83 SQ FT**

- *Spacious lock up shop
- *Benefits from air conditioning/heating &, WC
- *Plus parking for up to 3 vehicles
- *The premises would suit a variety of uses
- *Held on a 15 year FRI Lease from July 2009 at £25,000 pa**



(Ref No. 022882)

INCENTIVES AVAILABLE

**WELL LOCATED SHOP AND BASEMENT
TO LET
CIRCA 1200 SQ FT**

- *Deep shop arranged over ground floor plus a small basement area
- *The premises have A1 retail use
- *Situated in a busy shopping area
- *Held on a 25 year FRI Lease from 1994 at £40,000 pa**



(Ref No. 022870)

**CRICKLEWOOD LANE, LONDON NW2
A4 PUBLIC HOUSE/BAR PREMISES
SUITABLE FOR ALTERNATIVE USES (STP)
TO LET
1033.03 SQ FT**

- *Extremely wide fronted premises (21 m)
- *Fully fitted and trading as a bar
- *Available on a new FRI Lease at £40,000 pa with 5 yearly rent reviews**



(Ref No. 022869)

UNDER OFFER

**CRICKLEWOOD BROADWAY, LONDON NW2
FULLY FITTED PROMINENT A4 BAR/PUB
TO LET
2747.90 SQ FT**

- *Bar featuring a double height bar area
- *Includes a mezzanine seating area
- *Plus spacious customer area plus further area with pool table/soft seating
- *Benefits from a fitted kitchen and basement housing WC's & large beer cellar
- *Available on a new 20 year FRI Lease at £60,000 pa**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022868)

**NEASDEN LANE, NEASDEN, LONDON NW10
A4 BAR/PUB
TO LET
1568.27 SQ FT**

- *Fully fitted bar premises
- *Arranged over ground floor and basement
- *Available on a new FRI Lease at £49,000 pa**



(Ref No. 022866)

UNDER OFFER WITH A1/A3/A4 & A5 USE
**JOEL STREET, NORTHWOOD HILLS, MIDDLESEX HA6
PROMINENT CORNER DOUBLE SHOP
TO LET
1095 SQ FT**

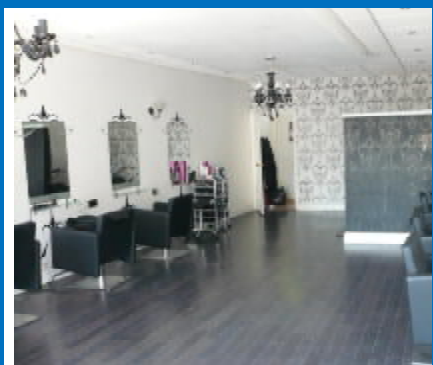
- *Arranged over ground floor and lower ground floor
- *Benefits from a suspended ceiling, wood strip flooring & parking to the rear
- *The ground floor is mainly open plan with a separate WC plus basement area
- *A1 (retail), A3 (restaurant), A4 (drinking establishment) & A5 (takeaway) use.
- *Available on a new FRI Lease at £17,000 pa – incentives available.**



(Ref No. 022851)

REDUCED PREMIUM
**COLLIER ROW ROAD, ROMFORD, ESSEX RM5
HAIRDRESSER
LEASE FOR SALE
651 SQ FT**

- *Modern style ladies hairdressing business
- *With 7 stylist positions, 3 back-washes, staff/preparation area
- *Plus external rear storage area and yard
- *There is also one parking space at the rear of the property
- *Held on a Lease which expires 2017 at £13,500 plus VAT**
- *Premium of £20,000 sought for fixtures, fittings & equipment**



(Ref No. 022839)

UNDER OFFER
**HOE STREET, WALTHAMSTOW, LONDON E17
A1/A2 SHOP & UPPER PART
TO LET
903 SQ FT**

- *A2 premises suitable for Insurance Brokers, Bookmakers, Bureau de Change, Professional Services, Estate Agency or Retail
- *Benefits from air conditioning, electric heating, suspended ceiling
- *Plus wooden flooring
- *Held on a FRI Lease from July 2006 for a term of 10 years at £11,500 pa**



(Ref No. 022836)

**WATFORD WAY, HENDON, LONDON NW4
SHOP
TO LET
628 SQ FT**

- *Situated on a prominent corner
- *Benefits from electric roller shutter to the front and rear
- *Plus air conditioning/heating, alarm, wooden flooring & slat board racking
- *Available on a new FRI Lease at £15,000 pa**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022828)

REDUCED PREMIUM

**LODGE LANE, NORTH FINCHLEY, N12
SUBSTANTIAL PREMISES A1/A2/A3 USE
LEASE FOR SALE
APPROX 3,800 SQ FT**

- *Substantial restaurant premises with 180 covers
- *Arranged over ground floor & basement
- *Can be let as a whole or in part
- *Basement comprises fully fitted kitchen, function suite, bar
- *Plus office/storage area
- *Premises are fully air conditioned and has a full licence until midnight
- *Available on a new FRI lease for a term of 15 years at £75,000 pa**
- *Premium of £50,000 sought**



(Ref No. 022806)

**CHIGWELL ROAD, WOODFORD BRIDGE, ESSEX IG8
REFURBISHED A1 SHOP
TO LET
788.39 SQ FT**

- *Refurbished lock up shop
- *Full glass shop front, ceramic tiled floor, modern kitchen and toilet
- *Rear parking for 2 cars
- *The premises benefit from high traffic flow passed the door
- *Assignment of a new 15 year Lease at £17,500 pa**
- *Premium offers sought.**



(Ref No. 022800)

**ROMFORD ROAD, MANOR PARK, LONDON E12
PRE-LET OPPORTUNITY
A1/A2/B1
800 SQ FT – 1500 SQ FT + BASEMENT**

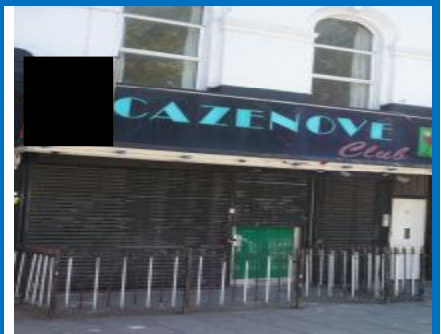
- *Ground floor and basement of a newly constructed residential development
- *800 sq ft available at £15,000 pa**
- *1500 sq ft available at £30,000 pa.**



(Ref No. 022795)

**CAZENOVE ROAD, STOKE NEWINGTON N16
PREMISES WITH A1/A2 & D1 (MEDICAL)USE
TO LET
2081.88 SQ FT**

- *Substantial retail premises arranged over ground floor and basement
- *The basement has its own entrance as well as via the ground floor area
- *There is a small forecourt at the front of the property
- *Available on a new FRI Lease at £22,000 pa for the shop and basement**
- *£17,000 pa for the shop only or £9,000 pa for the basement only**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022780)

REDUCED RENT

**PICKFORD LANE, BEXLEYHEATH, KENT DA7
A1/A2 SHOP WITH REAR YARD
TO LET
702.71 SQ FT**

- *Nicely presented lock up shop with both A1 and A2 use
- *The premises have carpeting and a suspended ceiling, rear yard
- *Plus large forecourt to the front
- *Available on a new Lease at £9,500 pa



(Ref No. 022667)

A2 USE

**GREEN LANES, PALMERS GREEN, LONDON N13
A2 ESTATE AGENTS
LEASE FOR SALE
622.10 SQ FT**

- *Long established Estate Agency operating from prominent corner premises
- *Deals with lettings, management & sales
- *The business offers great expansion potential to increase the income
- *The sale includes the ongoing management & residential letting renewal income
- *Plus all office equipment, trading name etc
- *Held on a 15 year Lease from 1998 at £17,500 pa
- *£25,000 sought for goodwill, fixtures, fittings, equipment & ongoing income.



(Ref No. 022630)

**HIGH STREET, SITTINGBOURNE, KENT ME10
VERSATILE PREMISES WITH LIVING ACCOMMODATION
WITH A1/A2/A3/B1/D1 (MEDICAL) USE
TO LET
3,101 SQ FT**

- *High Street building arranged over 3 floors
- *Variety of potential uses, including retail, office, medical and restaurant use
- *The 2nd floor comprises a self-contained 1 bed flat
- *Available on a new FRI Lease at £25,000 pa including the flat



(Ref No. 022619)

FREEHOLD

**HIGH STREET, ELSTREE, HERTS WD6
CONVENIENCE STORE & RESIDENTIAL UPPER PART
FOR SALE
SHOP AREA 306.35 SQ FT**

- *Established convenience store/newsagent
- *The residential accommodation can be entered via the shop or from the rear
- *Comprises lounge, dining room & kitchen on ground floor
- *Plus 3 double bedrooms, 1 bathroom & en-suite shower room on 1st floor
- *There is a garden and single lock-up garage at rear
- *Available Freehold at £399,000 for the goodwill, fixtures and fittings.



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

(Ref No. 022610)

**BURFORD STREET, HODDESDON, HERTS EN11
A1 SHOP
TO LET**

- *2 adjoining ground floor shops with A1 retail use
- *Available on a new FRI Lease
- *Unit 11 is available to rent at £12,000 pa**
- *Unit 13 at £8,000 pa**



(Ref No. 022611)

**HIGH STREET, HODDESDON, HERTS EN11
A1 PRIME SHOP & UPPER PARTS
FOR SALE OR TO LET
589.58 SQ FT**

- *Ground floor lock-up shop
- *With planning applied for a rear extension
- *Existing ground floor & 1st floor available at £20,000 pa**
- *Ground floor & basement only available at £25,000 pa whereby the Landlord would create the extension but retain the upper parts**
- *The sale of the whole building as is at £500,000 for the Freehold interest with planning permission to extend**



**PARSON STREET, HENDON NW4
A1 LOCK UP SHOP
TO LET
722 SQ FT**

- *Lock up shop plus partitioned rear office and storage
- *Benefits from suspended ceiling & WC
- *1 parking space to the rear
- *Grant of a new sub-lease at £12,000 pa and expiring in Nov 2012**



(Ref No. 022696)

REDUCED PRICE

**VIVIAN AVENUE, HENDON, LONDON NW4
LOCK UP SHOP
VIRTUAL FREEHOLD FOR SALE OR TO LET
662 SQ FT**

- *Lock up shop with modern aluminium shop front
- *Ceramic tiled floor, plus WC
- *The premises have A1 retail use and thought suitable for a variety of trades
- *Available on a new Lease at £15,000 pa**
- Or virtual freehold for sale**
- *250 years from June 1979 at £1 pa ground rent at £220,000**



**ROMFORD ROAD, LONDON, E12
PROMINENT RETAIL PREMISES
TO LET**

UP TO 5,000 SQ FT

- *4 intercommunicating shops plus former rear workshop
- *The retail premises total 2500 sq ft plus ancillary storage
- *Would be ideal for supermarket, tool hire, builders merchant, tile retailer etc
- *Available on a new FRI Lease at £95,000 pa exclusive**



These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

POSSIBLE A3 CONSENT

UNDER OFFER

**COMMERCIAL STREET, NEWPORT, GWENT, NP20
PROMINENT & SUBSTANTIAL CORNER PRIME RETAIL PREMISES
TO LET
1822 SQ FT**

- *Prominent corner premises with A1 retail use
- *The premises benefit from a substantial return frontage to Hill Street
- *Premises are thought suitable for a variety of trades
- *Available on a new Lease at **£40,000 pa exclusive**



(Ref No. 022905)

NO PREMIUM

**TEMPLE FORTUNE, NW11
PRIME SHOP
TO LET
1100 SQ FT**

- *Larger than average (extended) retail shop with A1 (retail) use
- *Currently arranged as a shop area, plus substantial ancillary storage
- *Access road to the rear of property for loading
- *Held on a FRI Lease for a term of 15 years from October 1998 at **£50,000 pa**
No premium payable.



**SHENLEY ROAD, BOREHAMWOOD, HERTS WD6
(A1) RETAIL PREMISES
TO LET
1770.04 SQ FT**

- *A1 retail lock-up shop suitable for a variety of trades
- *Available on a new FRI Lease at **£29,995 per annum**
- *Also available on a 999 year Lease at **£425,000**



(Ref No. 022656)

**SUN STREET, WALTHAM ABBEY
FREEHOLD SHOP & RESIDENTIAL UPPER PART
FOR SALE
CIRCA 400 SQ FT**

- *Shop plus self-contained 2-bed flat
- *Currently trading as a Sun Bed Centre/Tanning Centre
- *Thought suitable for a variety of trades and uses
- *The flat is arranged over first & second floor with separate entrance
- *Available Freehold @ **£360,000 which includes the sunbed and all stock**



This is just a small sample of some of the properties we have available and it is best to check with us on a regular basis, as new instructions are being taken daily. All prices quoted are subject to contract and all measurements are approximate. These details are produced in good faith but must not be relied upon and purchasers should make their own enquires and seek professional legal assistance.

Please contact CLARIDGES COMMERCIAL ON 0845 205 0007 – Email: abc@claridges-commercial.co.uk.

THINKING OF SELLING OR LETTING YOUR PREMISES THEN CALL FOR A FREE MARKETING APPRAISAL & VALUATION.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.

WANTED

**LARGE RETAIL PREMISES
REQUIRED**

FOR NATIONAL CHAIN

**2000 – 5000 SQ FT
WITHIN GREATER LONDON**

LEASEHOLD OR FREEHOLD

**CONTACT
REF: DO OR ABC**

CALL TODAY IN CONFIDENCE

0845 205 0007

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Claridges.

All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.

NEED FINANCE? CALL TODAY FOR FINANCE FOR BUSINESS AND PROPERTY PURCHASES.