



PROPERTY CONSULTANTS

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CONVENIENCE STORE/PHOTO PROCESSING BUSINESS FOR SALE



HAVERSTOCK HILL, BELSIZE PARK, NW3 1024.28 SQ FT (95.15 SQ M)

- Location:** Situated in Haverstock Hill, opposite Belsize Park underground station. The area benefits from continuous flow of foot traffic and close to Starbucks, Pizza Express and numerous other multiple retailers.
- Description:** Comprising a convenience photo processing/store which is well established and a one-off in this location. The shop deals with the sale of tobacco, confectionary, stationary, greeting cards, newspapers etc.. The business has a healthy turnover and also benefits from a large basement storage area.
- Areas:** Retail Space – 43'07 x 14'00
Ancillary – 11'06 x 9'08 (inc WC + kitchenette)
Cellar – 23'02 x 14'00
- Lease:** Held on a 15 year FRI lease from April 2002 with five yearly rent reviews at £42,500 per annum.
- Terms:** £119,995 is sought for goodwill, fixtures, fittings and equipment, plus stock at valuation.
- Business Rates:** London Borough of Camden - £12,000 payable 2006/2007. Interested parties should make their own enquiries via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.
- Viewing:** Via Sole Agent Claridges Commercial – 0845 205 0007