

# Prime High Street Lease Assignment Opportunity

## 30 Golders Green Road, London NW11

An excellent opportunity to acquire the assignment of a well-positioned commercial unit situated on the busy Golders Green Road retail corridor in North West London. The property benefits from strong visibility, consistent pedestrian traffic, and flexible commercial planning classification.

Transaction	Lease Assignment
Asking Premium	£84,950
Rent	£65,000 per annum
Lease Term	6 Years (from June 2025)
Use Class	Class E Commercial Use
Total Floor Area	Approx. 1,699 sq ft (157.8 sq m)
Location	Golders Green Road, London NW11

### Key Highlights

- Prominent high street retail frontage
- Located within established Golders Green commercial district
- Flexible Class E planning classification
- Approx. 1,699 sq ft total floor area
- Deep rectangular trading layout
- Rear store and service accommodation
- Suitable for retail, café, clinic, beauty, office or showroom use
- Immediate occupational opportunity through lease assignment

### Property Description

The premises comprise a ground floor commercial unit forming part of a retail parade fronting Golders Green Road. The property benefits from a full shopfront entrance and a deep internal configuration which provides an effective separation between customer trading space and operational support areas. Internally the unit includes a front retail trading area supported by ancillary store, service space and WC accommodation to the rear.

### Potential Occupiers

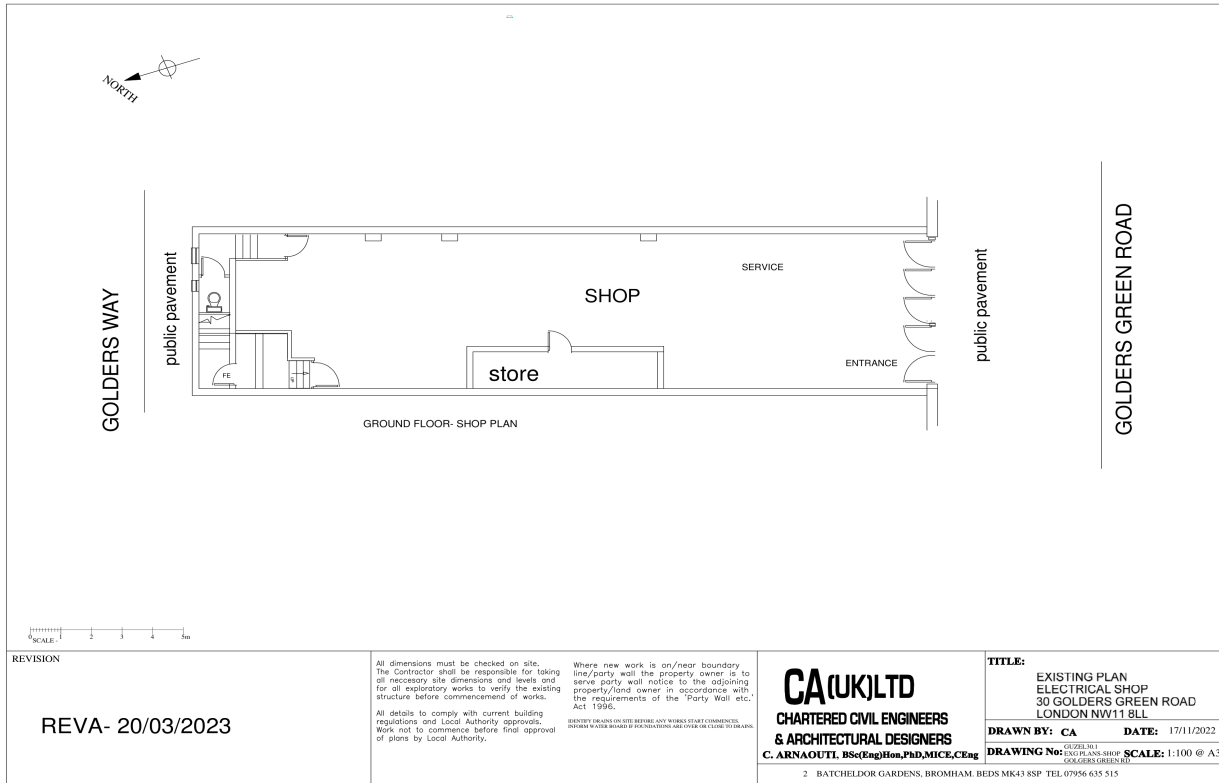
- Convenience store or mini supermarket

- Café, bakery or coffee concept
- Beauty, wellness or aesthetics clinic
- Professional services or office
- Retail showroom or boutique
- Specialist retail operator
- Food takeaway subject to planning approval

## **Location Overview**

Golders Green is a well-established commercial and residential hub in North West London. The area benefits from strong local demographics and excellent transport connectivity, including Golders Green Underground Station (Northern Line) and multiple bus routes.

# Floor Plan



The floor plan illustrates the deep rectangular configuration of the premises, with a primary retail trading area positioned at the front and supporting store and service accommodation to the rear.

Important Notice: These particulars are intended as a general guide only. Interested parties should verify all planning, licensing, legal and financial information independently. Any transaction remains subject to contract and landlord consent.