



**TO LET**  
**E CLASS UNIT ON GROUND & BASEMENT**  
**(No Catering)**  
**APPROXIMATELY 818 SQ FT NET**

**SHIRLAND ROAD, LONDON, W9 3JP**

**Location:** Situated in a busy location on Shirland Road where nearby occupants include Ladbrokes, Kennedy's Hardware Store and Shirland Newsagents.

**Accommodation:** Comprises ground and basement space, in a building recently refurbished.  
Approximate dimensions are as follows:

|                    |               |   |
|--------------------|---------------|---|
| Frontage approx    | 3.2M          | (Widening to Rear)                        |
| Built Depth approx | 14.8M         | (49 ft)                                   |
| Ground Floor       | 49 sqm        | 527 sq ft                                 |
| Basement           | 27 sqm        | 280 sq ft                                 |
| <b>Total</b>       | <b>76 sqm</b> | <b>818 sq ft (Approximate Net Figure)</b> |

**Amenities:** Electric Window Shutters  
Carpets and Laminate Flooring  
Alarm  
Attractive Timber Shop Front

**Lease:** New lease for a term by arrangement incorporating periodic upward only rent reviews, on full repairing and insuring terms

**Rent:** £20,000 p.a.x.

**Business Rates** Rateable Value £12,500. This is *not* what you pay.  
**Interested parties *must* check rates figure payable with the Local Authority. (Westminster)**

**Legal Costs:** Each party is to pay their own legal costs.

**Viewing:** Strictly by prior appointment.