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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.



These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves, by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.





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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

Total 76 sqm 818 sq ft (Approximate Net Figure)

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.



