

T0207 286 8363 Esales@threeh.co.uk



GROUND FLOOR SHOP/OFFICE UNIT

VERY SOUGHT - AFTER LOCATION

650 SQ FT 60M² 17, Clifton Road, Maida Vale, W9 1SY

Location: Prime location in a busy up-market local parade of shops off

Edgware Road where the traders in the same parade include The Post Office, Tesco Express, Boots and Boutique by Shelter.

Accommodation: Comprises an office /shop, fully vacant, and possibly suitable

for a variety of alternative uses.



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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Ground Floor: Max Shop Width: 4.85m

Retail Depth: 12.50m Store 8.70m²

Ground Floor Area: 60M² 650 sq. ft.

Amenities: Redecorated

Air Conditioning Rear Kitchen/Store Wood Flooring

Ceiling Height 3.26m

Use: The premises had A1 retail use, but under recent legislation, a

new "E Class" has been created to include A1 and A2 Classes

with A3, B1, and some D1 Classes without the need for

planning consent. Please check with your solicitor for further information if a use other than A1 retail is required.

Rent: £45,000 p.a.x. Vat is not applicable

Lease: By arrangement, with periodic, upward only rent reviews, on

full repairing and insuring terms

Rates: Rateable Value Ground Floor £42,350 approx

Rates Payable Ground Floor £21,400 p.a.x. approx

Payment of rates is suspended until April 2021

Insurance Approximately £700.00 payable per annum.

Legal Costs: Each party is to be responsible for their own legal costs.

References: A charge of £200.00 + VAT is payable for taking up references

on behalf of proposed tenants. This fee is non refundable after



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the references have been applied for, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment





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