



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.

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

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

Viewing: Strictly by prior appointment

