

T:0207 286 8363 E:sales@threeh.co.uk www.threeh.co.uk



## REFURBISHED & EXTENDED OFFICE/SHOP AND BASEMENT

**VERY SOUGHT AFTER LOCATION** 

## A2 OFFICE OR A1 Retail use

1430 sq ft 132M<sup>2</sup>

## 22, Clifton Road, Maida Vale, W9 1ST

Location:

Prime location in a busy up market local parade of shops off Edgware Road where the traders in the same parade include Simon Warwick (ladies hairdresser), Foxtons (Estate Agents).

KuKu (Restaurant), Chestertons (Estate Agents) and Baker & Spice (Coffee House).

The traders directly opposite include Tesco Supermarket, Boutique Shelter (Charity Shop), and Boots Chemist.



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 An office /shop and basement, fully vacant,

and refurbished to exacting standards.

**Ground Floor:** Max Shop Width: 4.1m

Built Depth: 13.5m

**Floor Area:** 49M<sup>2</sup> 530 sq. ft.

Stairs to Basement: Max Depth: 21.4m

Max Width: 4.9m

Net Floor Area: 83M<sup>2</sup> 900 sq ft

Total Floor Area: 132M<sup>2</sup> 1430 sq.ft.

Amenities: Fully Refurbished

Attractive Patio Garden Air Con. To Ground Floor

New Gas Heating Kitchen & 2 W.C.'s Excellent Natural Light

Rent: £65,000 p.a.x. Vat is not applicable

**Lease:** By arrangement, with periodic, upward only rent

reviews, on full repairing and insuring terms

Rates: £16,203.00 p.a.x. for year ending 31/3/2020

Payment of rates is reduced by 33% from 1 April 2019

for two years.

Building Insurance Premium: £120.95 per annum payable for year ending

14/1/2020

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



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**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









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