



## **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.

<b>Accommodation:</b>	Comprises An office /shop and basement, fully vacant, and refurbished to exacting standards.		
<b>Ground Floor:</b>	Max Shop Width :	4.1m	
	Built Depth :	13.5m	
<b>Floor Area:</b>		<b>49M<sup>2</sup></b>	<b>530 sq. ft.</b>
<b>Stairs to Basement:</b>	Max Depth:	21.4m	
	Max Width:	4.9m	
<b>Net Floor Area:</b>		<b>83M<sup>2</sup></b>	<b>900 sq ft</b>
<b>Total Floor Area:</b>		<b>132M<sup>2</sup></b>	<b>1430 sq.ft.</b>
<b>Amenities:</b>	<b>Fully Refurbished</b> <b>Attractive Patio Garden</b> <b>Air Con. To Ground Floor</b> <b>New Gas Heating</b> <b>Kitchen &amp; 2 W.C.'s</b> <b>Excellent Natural Light</b>		
<b>Rent:</b>	<b>£65,000 p.a.x. Vat is not applicable</b>		
<b>Lease:</b>	By arrangement, with periodic, upward only rent reviews, on full repairing and insuring terms		
<b>Rates:</b>	<b>£16,203.00 p.a.x. for year ending 31/3/2020</b> <b>Payment of rates is reduced by 33% from 1 April 2019 for two years.</b>		
<b>Building Insurance Premium:</b>	<b>£120.95 per annum payable for year ending 14/1/2020</b>		
<b>Legal Costs:</b>	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

