



## SHOP AND BASEMENT VERY SOUGHT AFTER LOCATION

### A1 Retail use

826 sq ft 77M<sup>2</sup>

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

<b>Location:</b>	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).
<b>Accommodation:</b>	The traders directly opposite include Tesco Supermarket, Boutique Shelter (Charity Shop), and Boots Chemist. Comprises a shop and basement fully vacant suitable for a variety of retail trades.
<b>Ground Floor:</b>	Shop Width : 11ft 6ins Built Depth : 28ft 9ins

<b>Floor Area:</b>		331 sq. ft.	30.72M <sup>2</sup>
<b>Half Landing:</b>	Kitchenette		
<b>Stairs to Basement:</b>	Depth:	30ft	
	Width:	16ft 6ins including staircase	
<b>Floor Area:</b>		495 sq ft	46 M <sup>2</sup>
<b>Total Floor Area:</b>		<b>826 sq.ft.</b>	<b>77 M<sup>2</sup></b>

**Amenities:** Coal Cellars to provide under pavement storage.  
Gas heating throughout  
Rear Garden  
Toilet/Wash Basin

**Restrictions:** No Catering

**Rent:** **£42,500 p.a.x. Vat is not applicable**

**Lease:** By arrangement, with rent reviews to come into effect every 5<sup>th</sup> year, 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.

**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