

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



SHOP AND BASEMENT

VERY SOUGHT AFTER LOCATION

A1 Retail use

826 sq ft 77M²

32, 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.

Accommodation: Comprises a shop and basement fully vacant suitable for a

variety of retail trades.

Ground Floor: Shop Width: 11ft 6ins

Built Depth: 28ft 9ins



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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Floor Area: 331 sq. ft. 30.72M²

Half Landing: Kitchenette

Stairs to Basement: Depth: 30ft

Width: 16ft 6ins including staircase

Floor Area: 495 sq ft 46 M^2

Total Floor Area: 826 sq.ft. 77 M²

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 5th 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



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