



A2 Office/Shop Premises To Let 340 sq ft – 32 M²

Colin Parade, Sheaveshill Avenue, London, NW9 6SG

- Location** Situated just off the Edgware Road, one of the main thoroughfares into central London, amongst a variety of retail and catering units.
- Accommodation** Comprises a lock-up office/shop of approximately 340 sq ft (32 M²). Internal Width: 2.65m Built Depth: 12.35m
- Amenities** Low Outgoings LED Lighting
CCTV & Alarm Rear Access
- Lease** A new lease for a term by arrangement, on a full repairing and insuring basis, outside the security of tenure provisions of the Landlord & Tenant Act 1954.
- Rent** **£9,250p.a.x.**
- Rates:** **R.V. £8,300 p.a.** (Barnet). Small business relief may be available *which could result in no rates being payable.*
- 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 taken up, whether or not they are accepted by the Landlord.
- Deposit:** The Landlord's will require a security deposit of between 3-6 months rent dependant upon covenant