

TO207 286 8363 Esales@threeh.co.uk www.threeh.co.uk



E Class Unit In Edgware New Lease 925 SQ FT 86 M²

Mowbray Parade Edgware Way, Middx HA8 8JS

Location:

Mowbray Parade fronts the busy A41, one of the main traffic thoroughfares into Central London. Edgware Station is within walking distance, and there is excellent parking in the service road fronting the Parade

Accommodation:

Comprises a ground floor lock-up E Class unit of approximately 925 sq ft (86 M²⁾ overall. The unit has a large rear yard with parking for 1 or 2 cars



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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Internal Width	5.2 m	
Retail Depth	11.6 m	
Retail Area	60.5 m^2	
Treatment Room	10.4 m^2	
Kitchen/Stores	15.1 m^2	
Total	86.0 m ²	925 Ft ²
Amenities:	Parking	
	Good Ceiling height	
	Rear Access	
	Kitchen & WC Facilitie	
	LED Lighting & Tiled Flooring	
Rent:	£20,000 p.a.x.	VAT is not applicable.
Lease:	New lease for a term by arrangement, outside the security of tenure provisions of the Landlord &Tenant Act 1954 Pt 2 as amended.	
Business Rates:	R.V. £16,750 from 01/04/2023 payable at the rate of 49.9p in the £. Rates payable £8358.25 per annum.	
Rent Deposit:	The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.	
Service Charge:	The tenant will be liable to contribute towards any external repairs to common parts of the building.	
Legal Costs:	Each party is to pay 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 nonrefundable after the references have been applied for, whether or not they are accepted by the Landlord.	
Viewing:	3H Property Consulta	nts Ltd 0207 286 8363



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