



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

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 m²	925 Ft²

Amenities: Parking
Good Ceiling height
Rear Access
Kitchen & WC Facilities
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 Consultants Ltd 0207 286 8363**