



CLASS E UNIT TO LET

62 SQ M (667 SQ FT) Approximate Net Internal Floor Area
500 Lady Margaret Road Southall UB1 2NP

Location

Situated in this busy parade which includes a variety of retail and catering users, including Betfred bookmakers, Pizza House Takeaway and Best Foods Supermarket, There is free parking for 1 hour in the service road immediately fronting the unit.

Accommodation

Comprises a lockup ground floor E class unit of approximately 660 sq ft

Internal width 7.0m

Retail Depth 8.3m

Retail Area 58 m²

Kitchen 4 m²

Total Floor Area 62.m² 667 sq ft Approximate Net Internal Floor Area

Specification

- Good Window Frontage
- Rear Yard/Parking
- Aluminium Shopfront
- Suspended Ceiling
- Electric Roller Shutter

Rent £19,500 per annum exclusive, VAT is not Applicable.

Terms New lease outside the security of tenure provisions of the Landlord & Tenant Act 1954 Pt 2. The lease will be on full repairing and insuring terms.

Rates Rateable Value £18,000. **Rates payable from April 2023 £7990 per annum.**

Use E Class but no hot food use requiring extraction.

Deposit Our clients will require a security deposit of between 3 and 6 month's rent as security, dependent upon covenant.

Viewing **Tel: 0207 286 8363**